



SHADOWBROOK RIDGE RENTAL APPLICATION

Lot No:	Lot Address:	
Lot Owner Last Name	First Name	Phone No:
Application Date:	Mailing Address:	
Requested Starting Rental Date:	Additional Information:	

Shadowbrook Ridge is a predominantly owner-occupied community. Some allowances have been made for a very limited number of rental homes. Please read the requirements below and check the following boxes indicating your acknowledgement of these rules and conditions.

Please check all that apply:

- I have read and understand the Shadowbrook Ridge Declaration of Protective Covenants, Conditions and Restrictions (CC&R's).
- I agree to comply with the CC&R's, including its Bylaws, Amendments, Resolutions, and Community Rules. I agree to hold my tenant to those same requirements and will include written notice of tenant's obligation to comply with those requirements in the owner/tenant rental agreement.
- I have read, understand, and will comply with all the rules regarding rentals founds in Section 11 of the Community Rules for Shadowbrook Ridge and agree with its rules, regulations, fees, restrictions, fines and the criteria for rental approval.
- I agree to a fee of **\$600** upon receiving rental approval and a **\$600 annual renewal fee** that is billed at 300.00 semiannually with the assessment. The fee will be added to the lot's ledger account and is payable within 30 days. Failure to make the payment within 30 days could result in the revocation of rental approval. Additional details can be found in the community rules.
- I have performed the required landscaping maintenance and back and side yard improvements to the property and agree to maintain the property landscaping and home exterior to the standards outlined in the Community Rules & Covenants.
- I understand that rental approval of my lot in Shadowbrook Ridge can be revoked at any time should the Homeowner's Association find that the lot owner or tenant are not in compliance with the CC&R's.

Please identify any special circumstance for consideration of Rental Approval:
