

HERITAGE HARBOUR'S
RIVER STRAND
GOLF AND COUNTRY CLUB



Property Management Agreement:

Between Owner _____ and Management Company _____, to allow Management Company Agent to sign Membership Transfer/Lease Application Form for property listed below while Owner is absent.

Unit Information:

Name of Owner/Member: _____ Member Number: _____
River Strand Address: _____ Home Phone: _____

Management Company Information:

Name of Management Company: _____
Name of Contact at Management Company: _____
Phone: _____ E-Mail Address: _____

Owner certifies that he/she has provided the management company with the following:

Key contact numbers for community (Management Company)
Trash pick-up schedule

Copies of all Rules & Regulations:
Including Leases: **10:29**

- A. **Notice.** A lot owner intending to lease his Lot must give the Club(or designee)written notice of such intention at least 15 days prior to the starting date of the proposed lease, together with the name and address of the proposed tenant, and other information about the tenant, or the lease, that the Club may reasonably require.
- B. **Failure to Provide Notice.** Upon failure of a lot Owner to comply with the provisions of Article 10:29A, the Club may, in the sole discretion of the Club and in addition to all other remedies to which the Club may be entitled, treat the lease as a nullity, and the Club shall have the power to evict the tenant by summary proceedings without securing consent to such eviction from the Lot Owner.
- C. **Term. No Lot Owner shall lease less than his entire Lot or lease his Lot for a term less than 30 days.** No subleasing or assignment of lease rights by the tenant is allowed. No time share or other similar arrangement is permitted. The Lot Owner must make available to the tenant copies of the Governing Documents.
- D. **Occupancy.** No person other than the tenant and his family within the first degree of relationship by blood, adoption, or marriage may occupy the home on the Lot.
- E. **Regulation by the Association.** All provisions of the Governing Documents shall be applicable and enforceable against any person occupying a home on a Lot as a tenant to the same extent as against the Lot Owner. The Club may require tenants to pay a security deposit to the Club to be held in an escrow account maintained by the Club to protect against damage to the Common Areas. The lease of any Lot shall be deemed to include a covenant on the part of the tenant to comply with, and be fully bound by, the provisions of the Governing Documents.

Owner is aware that he/she is responsible for the tenant and rental agency to follow the rules and regulations.

Failure to comply with these rules is a violation of the Declaration of Covenants and voids Property Managements right to sign on Owners behalf.

SIGNATURE OF Property Owner: _____

Fax to: 941-708-3785 or e-mail to: admin@riverstrandgolf.com.
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