

Arbors

at Meadow Woods

Arbors at Meadow Woods Homeowners Association

Orlando, FL

Property Leasing Policy

Updated: 13th March 2025

OVERVIEW

This updated leasing policy provides clear guidelines regarding rental properties within the community to promote stability, security, and compliance with association regulations. These rules help maintain property values and ensure that all rental arrangements align with community expectations.

PURPOSE

The purpose of this leasing policy is to:

1. Establish a formal process for lease approvals.
2. Prevent short-term rentals that disrupt the community.
3. Ensure that tenant information is properly documented.
4. Maintain safe and organized living arrangements.
5. Regulate the number of vehicles per home to prevent overcrowding.

SCOPE

This policy applies to:

1. All homeowners renting out their properties.
2. All tenants residing within the community.
3. All leasing agreements related to properties in the HOA.

POLICY

LEASE REQUIREMENTS

1. **Lease Approval Required:** All rental agreements must be submitted to the HOA for approval before tenants move in.
2. **Minimum Lease Term:** Rentals must have a minimum lease term of **6 months**. Short-term rentals, including Airbnb, Vrbo, or similar services, are strictly prohibited.
3. **Occupancy Limits:** Each home must house no more than **one unrelated family or four (4) adults plus any dependent children**.
4. **Vehicle Limits:** Each townhome is limited to a maximum of **four (4) registered vehicles**. Additional vehicles must be parked offsite.
5. **Tenant Responsibilities:** Tenants must comply with all HOA rules and policies. Homeowners are responsible for ensuring their tenants adhere to community regulations.
6. **Lease Submission Requirements:**
 - A copy of the signed lease agreement.
 - Names of all tenants and occupants.
 - Contact information for the property owner or designated property manager.
 - Vehicle registration details for all tenant vehicles.
 - Emergency contact information.

AMENITY ACCESS

1. **Approval Required:** Tenants are **not automatically entitled** to use community amenities (e.g., pool, playground, clubhouse). Homeowners must apply for amenity access on behalf of tenants.
2. **Exclusive Use Clause:** If a homeowner grants tenants access to amenities, the homeowner forfeits their right to use those amenities during the lease term.
3. **Access Expiration:** Amenity access cards issued to tenants will expire at the end of the documented lease term. Tenants must submit a renewal request if extending their lease.

ENFORCEMENT

1. **Unauthorized Rentals:** Any home found to be rented without HOA approval is subject to fines and potential legal action.
2. **Violations by Tenants:** Homeowners will be held accountable for tenant violations, and continued noncompliance may result in suspension of rental privileges or legal proceedings.
3. **Vehicle Violations:** Tenants exceeding the allowed vehicle limit will be required to relocate excess vehicles. Failure to comply may result in towing at the owner's expense.

REPORTING VIOLATIONS

To report unauthorized rentals or lease violations, please contact board@amwhoa.com with supporting documentation.

CONCLUSION

The Arbors at Meadow Woods Homeowners Association's updated leasing and trash policies are designed to foster a clean, organized, and well-maintained community. By following these guidelines, we can ensure a high quality of life for all residents while protecting property values and maintaining community standards. We appreciate your cooperation in adhering to these policies and encourage all homeowners and tenants to review them carefully.

For any questions or concerns, please contact board@amwhoa.com.