

# KING'S GATE ASSOCIATION, INC.

## RENTAL POLICY

### REVISED RULES & REGULATIONS, Section #6.

1. If an owner offers his King's Gate Park unit (including RV pads) for rent, the owner must notify the King's Gate Association Office in writing that this unit is to be considered as a rental unit.
2. An owner may rent their unit after they have owned the unit for two (2) years.
3. At least one of the occupants must be age 55 or older.
4. Whenever an owner rents a unit, the owner must submit a "Request for Approval to Lease Property" 30 days prior to date rental is to begin, accompanied by a \$75.00 (US) processing fee.
5. The Board of Directors of King's Gate Association shall require a background investigation of any proposed renter. A personal interview may be conducted, unless said renter has rented in the Park within the last 36 months.
6. It is required that the owner provide the renter with a copy of the Rules and Regulations of King's Gate Park prior to their arrival. The renter's signature on the "Request for Approval to Lease Property" will indicate that the renter has received the aforementioned Rules, and further, that they agree to abide by the Rules.
7. Upon arrival, at least one of the individuals listed on the "Request for Approval to Lease Property" must provide the King's Gate Park Office with proof that at least one renter is age 55 or older. This can be accomplished with a valid driver's license, passport, or any other government issued photo ID.
8. Guests may stay in the rental unity when the renter is present, under the same restrictions found in Section 5(b). No guests are allowed to stay in the rental unit in the absence of the renter.
9. Only an owner may rent a unit. Renters are not allowed to sublease a unit.
10. Should the renters have an RV or a utility trailer they wish to store in the King's Gate Park storage area OR have a boat they wish to place in the marina, the owner of the unit forfeits all rights to use those areas while they are being utilized by the renter.
11. The King's Gate Association recommends that owners desiring to rent their units consider renting for a minimum 30-day period, and no more than 3 times in a calendar year.



**KING'S GATE ASSOCIATION, INC.**

By: Madelyn K. Huland

As its President

(Corporate Seal)