

Shoreside North Condominium Association

Rental Policy and Procedures

The Shoreside North (SSN) Condominium Bylaws authorize the SSN Board of Directors to establish reasonable regulations consistent with the Master Deed and Bylaws concerning the use of the Units and Common Elements (Sections 4.2.4 and 5.6).

Shoreside North is designed for the use and enjoyment of its Owner's and their families. While Shoreside North was not designed for use as rental property, the SSN Bylaws do permit Units to be rented (Section 8.4.2). Through this Policy the Association seeks to balance the Owners' collective responsibility for the care of the Units with an individual Owner's privilege to rent their Unit from time to time; while also recognizing that the Association does not participate in the financial gain associated with the rental of a Unit and accordingly must protect itself (and the other Owners) from any loss ensuing from an individual Owner's decision to rent their Unit.

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Use of Homestead Encouraged

1. Shoreside North Condominium Association (SSNCA) strongly encourages any Owner who plans to rent their unit to do so through **The Homestead Resort**. Using **The Homestead Resort** as your rental agent has a number of advantages:
 - a. **The Homestead Resort** provides the outgoing cleaning and maintenance of our Units, which will not be provided if a Unit is rented other than through the **Homestead**.
 - b. **The Homestead** will conduct an inspection and inventory of contents for the SSNCA after each weekly rental; helping to ensure the Unit has been properly cared for by the renter.
 - c. If any issues arise during the rental period, renters are able to contact the **Homestead** front office to help get them resolved.
 - d. *For the safety of all owners and renters, The Homestead Resort requests that they are made aware of the weekly occupants in each unit and their contact information for emergency purposes.*
2. If you are **not** renting through **The Homestead**, SSNCA requests that you notify the Board President, Jeff Hannah jhannah2@marian.edu as soon as your rental arrangements are made. This allows us to notify the **Homestead** and schedule **The Homestead Resort** staff to conduct a post-rental inspection and contents inventory.
 - a. We request deposits not be released until the cleaning inspection and inventory is completed by The Homestead Resort.

Owner and Renter Responsibilities

1. All SSNCA owners are responsible for damages to units during their assigned weeks, as described in the Bylaws (4.4.1). Any loss or damage incurred to any part of a Unit during a Rental shall be the responsibility of the Owner, who shall hold the Association harmless for any act of or incident involving a renter.
2. All renters must adhere to the **SSNCA Pet Policy** and **No Smoking Policy**. Any violation of either policy may result in the immediate removal of renters.
3. To ensure a comfortable experience for all, quiet hours are 11 p.m.-7 a.m. We request your cooperation.
4. There is one parking spot assigned per unit, the rest are first come first serve. Please park only in designated parking areas.
5. In the event an Owner chooses to rent their Unit other than through the Homestead, we encourage the Owner to consider including language along the lines of the following in the Rental Agreement:
“(Renter) agrees to inspect the accommodations upon arrival to the unit I am renting and shall advise (Owner) if there is any item that is dangerous, damaged, or not in working condition. If I do not do so, I agree that I and my guests are assuming all normal risk of property damage or personal injury, and waive any and all claims for negligence to the fullest extent of the law against any other person, including the owners of the Unit and the Condominium Association, for any loss or injury occurring to me or my guests during my stay.”
6. Renter’s compliance with this Policy is the responsibility of the Owner.

Exclusion

This Policy and Procedure is not intended to apply to “Owner to Owner” arrangements whereby weeks are traded/exchanged. In those circumstances, please notify the **Homestead** of the arrangement, so they are aware of the change.