

Hendricks Hill Homeowners Association

PO Box 1045

Eugene, OR 97440

Rental Property Owners

RE: Use of Hendricks Hills Community Residence as a Rental

Some owners do not occupy their residence, located within the homeowners association, but instead use it as a rental. We wish to make all landlords aware of the association's requirements related to rental properties and hope the following information to be helpful in using your property for such purpose.

The basic principle to keep in mind is that use of your property must continue to conform to association requirements, including the Amended and Restated Declaration of Covenants and Restrictions. These requirements exist to protect the value and desirability of all properties within the Hendricks Hill Planned Unit Development. For rentals, the following provisions of the Declaration are particularly pertinent:

- 4.1 The lot owner remains the member of the association and remains responsible to ensure that association requirements are met.
- 6.1 The Lots are to be used exclusively for residential purposes. All dwellings are to be occupied by only one family. For these purposes the term "family" means a group of persons related by blood, marriage, or adoption, and not more than three unrelated persons who are living together and sharing common facilities as a single household unit.
- 6.10 b. The minimum rental period is 3 months.
- 6.10 a. The rental is subject to all provisions of the association's Declaration, Bylaw, Rules and Regulations, etc. In an effort to avoid misunderstandings and reduce compliance issues, the association asks that you provide tenants (and prospective tenants) with a copy of Section 6 of the Declaration, titled "Permitted Uses and Restrictions." A copy is attached for your convenience.

The rental agreement must be in writing and should expressly state that the tenant's occupancy is subject to all association rules and other requirements and violation of those rules or requirements constitutes a default under the rental agreement.

⇒ *For administrative convenience, the association formally requests that all landlords provide the association a copy of any written rental agreement.*

- 6.14 No activity or condition is permitted that is or may be offensive or detrimental to any other nearby dwelling or occupants thereof.

6.17 No overnight on-street parking shall be allowed except in parking areas specifically designated by the Association.

6.23 The speed limit on association roads is 15 miles per hour.

14.9 & 14.11 The association has the right to enforce association requirements and to recover attorney fees and costs incurred to enforce them.

Of course, the association hopes that any issues that might arise with respect to tenants can be dealt with quickly and informally, to minimize the cost and inconvenience for all concerned.

We appreciate landlords attention to these matters. If you have any questions or concerns, please do not hesitate to contact any board member.

Board of Directors
Hendricks Hill Homeowners Association

CC: Douglas DuPreist, Association Legal Counsel