

**Rules & Regulations** Board Adopted October 20, 2014  
Noticed January 2, 2017 and re-adopted by Board, January 16, 2017



**Leasing  
of  
Residential Units**

Section 10.7 (a) of Amelia Park's Declaration authorizes the Association to adopt or amend previously adopted rules and regulations governing the operation, use, maintenance, and control of the Lots.

**Section 10.4 authorizes the Association to promulgate reasonable rules and regulations regarding the leasing or rental of residential units within Amelia Park.**

**The Association has adopted by resolution at its October 20, 2014 Board of Directors meeting the following requirements for the leasing of residential units:**

- 1) Minimum Lease Term - Consistent with Section 10.4 the Association hereby establishes a minimum lease or rental term of not less than six (6) contiguous months. Rental units include any dwelling unit of any type located within Amelia Park, including but not limited to single family homes, townhomes, garage apartments (a/k/a granny flats) and condominiums.
- 2) Number of Occupants - Amelia Park was planned as a single-family residential community. The Association restricts any rental to one (1) single family whose individuals are related by blood, marriage or legal foster care, or not more than two (2) unrelated individuals.
- 3) Subletting - Renters cannot sublet without the Lot owner's knowledge and permission. The subletting tenant must provide the information cited in item 5) below.
- 4) Security deposit, background check – the Association:
  - i) requires Lot owners to conduct background and credit checks of prospective tenants
  - ii) while retaining the right to do so, does not require the payment of a security deposit

**All unit owners, for their protection and to minimize liability, are strongly encouraged to engage the services of a reputable leasing agent to conduct background checks and manage the property on the owner's behalf.**

- 5) Submission of Leasing Information - Unit owners or their agents are required to submit leasing information to the Association's management company. The information must include:
  - i) the name, address, telephone number and e-mail address of the renter, owner and agent, and the lease period specified;
  - ii) a statement authorizing the Association to collect rent directly from the tenant in the event the landlord/unit owner becomes delinquent in its assessments; and
  - iii) a statement that in accordance with Section 10.8 (c) which empowers the Association to evict a tenant for violations, with eviction costs charged to the lot owner.

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**Leasing, continued**

6) Owner and Tenant Responsibilities – Owners and or their agent are required to inform tenants of Amelia Park’s Rules & Regulations. Tenants are required to comply with the Rules & Regulations as are all Amelia Park residents. A unit owner is responsible if a tenant violates the aforementioned document.

Owners are also responsible for:

- i)* landscape maintenance of their property, and
- ii)* tenant compliance with Peer Architectural Review Board requirements and procedures.

**Owners are to inform prospective tenants about restrictions regarding number of occupant, sub-letting, pets, noise, parking and the storage of boats, trailers, recreational vehicles.**

Copies of Amelia Park’s Rules & Regulations are available in printed form, from the Associations’ manager or at [ameliapark.net/Documents](http://ameliapark.net/Documents)

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