

SOUTHSIDE VILLAGE RULES & REGULATIONS

LEASING & SELLING

- a) Living Units in SSV may be leased only in their entirety; no fraction or portion may be rented or leased. Owners who lease their SSV townhome and their lessee(s) must sign the Lease Addendum in the form available on the SSV HOA Website.
- b) No lease may be for a period less than 6 months or longer than 2 years. Owners who wish to lease for longer than 2 years must execute a new lease and Lease Addendum every 2 years. Owners selling their Living Units are permitted to lease back the Unit from the new Owner for a period of less than 6 months.
- c) When Living Units are leased Owners must provide a copy of the fully signed lease and Lease Addendum to the Management Company within 15 days of the signing of the lease. Lessee(s) may not occupy the Living Unit until such documents have been provided.
- d) Owners are responsible for their lessee's behavior and will be held liable for any fines assessed to their account for infractions of the Declaration, Bylaws and/or these Rules and Regulations.
- e) Owners selling their Lot and townhome should refer their real estate agent to the Realtors Guide to SSV, available on the SSV HOA Website, containing helpful information about SSV for realtors.
- f) When selling a Lot and townhome in SSV, a "For Sale" sign may be placed within the garden area next to the front door. Only one "For Sale" sign is allowed on the property. Open House signs, if needed, may be placed in SSV no more than one week prior to the event. One sign may be placed at the entry to the community and one at the entrance to the street on which the townhome is being sold. Signs must be removed promptly after the event.
- g) The Owner should have available for prospective buyers visiting the home printed copies of the Buyers Guide to SSV, available on the SSV HOA Website.