

Appendix A: Intent to Rent Form

Homeowner's Name _____

Street Address _____

(permanent residence)

City _____

Phone _____

Email Address _____

BHV Address of Rental Property _____

of Bedrooms in Rental _____

of Sofa Beds in Rental _____

Maximum Capacity (See next page) _____

I, _____, am the owner of the rental property listed above and have read, understand, and agree to abide by the BHVA Rental Policy and the current BHVA Rules and Regulations document. I acknowledge that I am responsible for ensuring that the rental parties are conversant with and agree to abide by these same rules and regulations.

These include but are not limited to the following:

1. The rental party will comply with BHVA's definition of a "single-family" (see definitions).
2. All rental agreements require a minimum 2-night stay.
3. Renters and Tenants will comply with all BHVA Rules and Regulations including pets, parking of cars, boats, and trailers, trash, re-cycling, and the approved use of all amenities to include tennis and pickle-ball courts, beach, and Community Center.
4. I agree to prominently post the BHVA Rental Policy and the BHVA Rules and Regulations document in my residence for renters and tenants to read.

I am up-to-date and in "good standing" with all my BHVA and homeowner's association monthly payments.

I acknowledge that I am solely responsible for dispute resolution on issues that may arise between the rental party and other BHV homeowners. Accordingly, I agree to be available for contact by residents on a 24/7 basis and grant the management office and BHVA permission to communicate my contact information to BHV homeowners.

Homeowner's Signature: _____ Date: _____

Note: It is strongly advised that owners check with their insurance carrier as most homeowner policies will not cover rental of your home and you could find yourself personally defending a liability claim denied by your carrier. Commercial rental policies with a recommended minimum 1-million-dollar liability coverage, as well as excess liability, are readily available.

Recommended Occupancy Determination

The maximum number of occupants in a rental house or unit is determined by the owner. The recommended maximum occupancy for the number of bedrooms is listed below.

House/unit	Occupancy
Studio w/ pull-down bed	2
1-bedroom unit	2
1-bedroom unit with sofa bed	4
2-bedroom house/unit	4
2-bedroom house/unit with sofa bed	6
3-bedroom house/unit	6
3-bedroom house/unit with sofa bed	8
4-bedroom house/unit	8
4-bedroom house/unit with sofa bed	10

Appendix B: Rental Agreement Notification Form

Name of owner submitting rental information: _____

House/unit address: _____

Name of renter/tenant: _____

Total number in family including children: _____

Name of rental agency (if applicable): _____

Check-in date: _____

Check-out date: _____

Number of vehicles: _____

License plate(s): State _____ Plate # _____ Make _____ Color _____
State _____ Plate # _____ Make _____ Color _____

Additional information: 1) Owner must have Rental Information Notification Form on file in the management office before check-in date (Fax or e-mail info below), and 3) Owner must have current copy of rules and regulations available inside of the house/unit for renters/tenants to view and understand.

Owner of unit assumes full responsibility to comply with BHVA rules and regulations as well as all pertinent sections governing use of houses/units regarding rentals.

Owner of house/unit also assumes full responsibility for their rental agent to comply with all the above.

Owner agrees that failure to comply will make them subject to enforcement of fines and loss of rental privileges.

Signature of owner Date _____ signed _____

This form is to be filled out by either the owner or whomever the owner has designated as its rental agent and submitted to the Crofton Perdue management office at Jenna@croftoninc.com or fax it to 585-248-3666.

APPENDIX C: AMENITIES FOR RENTERS AND TENANTS

The amenities available to renters and tenants at Bristol Harbour Village are determined by the length of stay and in accordance with the Bristol Harbour Community Center Rules and Regulations (page 5) dated December 2, 2010.

Short-term renters staying less than 1 week to 6 months have access to the following amenities: beach, tennis courts, playground, basketball court, BBQ grill, volleyball area, outdoor car wash, and the Community Center bathrooms.

Extended short-term renters staying 6 to 12 months and long-term renters/tenants staying 1 year or longer have access to the above amenities plus the Community Center library, fitness center, and game room.

For more information regarding the Community Center facilities, see the Bristol Harbour Community Center Rules and Regulations dated December 2, 2010.