

CORNICHE SUR MER HOMEOWNERS ASSOCIATION

June 9, 2020

RE: Revised Lease Rule Adopted/Posted Notice

Dear Corniche Members:

The Corniche Sur Mer Homeowners Association Board of Directors, at their meeting held on May 28, 2020, adopted a revision to the LEASE AND RENTAL AGREEMENTS Rule.

All homeowners are to provide a copy of the lease or rental agreement to the Association's managing agent within forty-eight (48) hours before a tenant moves in. This is required for new leases, extensions, modifications, or renewal of an existing lease.

Failure to submit a complete lease form along with the agreement may result in monetary fines and other disciplinary action to the homeowner.

The Board wishes to thank all the members that provided feedback or comments regarding this revision. If you have any questions, please feel free to contact your Eli Perez at eperez@keystonepacific.com or 949.900.1134.

Thank you!

Sincerely,

For the Board of Directors Corniche Sur Mer HOA



Eli Perez, CMCA

Community Association Manager

CORNICHE SUR MER HOMEOWNERS ASSOCIATION
RULE REGARDING LEASE AND RENTAL AGREEMENTS

The Declaration of Covenants, Conditions and Restrictions (the "CC&Rs") provide:

- All Lots shall be used solely for single-family use;
- No Lot shall be used, directly or indirectly, for any business except as allowed by Section 7.11 of the CC&Rs;
- No lease shall be for a term of less than thirty (30) days (in other words daily, weekend, or weekly rentals, or any other period that is for less than thirty (30) days is prohibited);
- A lease or rental must be in writing; and
- A lease must include the entire Lot (in other words, leasing or rentals of individual rooms is prohibited).

Accordingly, the Board has adopted the following Rule:

All homeowners are to provide a copy of the lease or rental agreement to the Association's managing agent within forty-eight (48) hours before a tenant moves in. This is required for new leases, extensions, modifications, or renewal of an existing lease. We appreciate your cooperation.

A COMPLETE LEASE FORM MUST BE SUBMITTED ALONG WITH THE AGREEMENT.

Enforcement. Violations of this Rule may result in monetary fines and other disciplinary action, as provided for within the Association's Enforcement and Fine Policy and Schedule of Fine Assessments. The homeowner(s) will be responsible for any violations that occur during their tenants stay.

NOTE: The lease needs to show tenant contact information and lease terms. Owners are expected to advise their tenants about the rules and regulations of the community to include parking requirements. If your tenant needs parking accommodations such as parking overnight on the street, please contact Jennifer White at jwhite@keystonepacific.com or 949.900.1133. The lease document will require identification, vehicle license numbers, and copies of registration, etc.

Revised: May 28, 2020