

Tierra Catalina Condominium Owners Declaration of Lease Agreement

PAUL ASH MANAGEMENT CO., LLC

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I am a homeowner at Tierra Catalina Condominiums, and currently lease my unit #_____. My day time telephone number is _____, and my email address is _____.

The following is information that I am required to provide to the Tierra Catalina Homeowners Association:

START OF LEASE _____.

END OF LEASE _____.

NAMES OF LESSEE(S):

_____.

NAMES OF ANY OTHER OCCUPANTS:

_____.

Note: If you have tenants leasing your unit, please be sure that you have given a copy of the CC&Rs and Rules and Regulations of the community to your tenant(s). Both documents can be viewed online at www.tierracatalina.org

Is a property management company used to rent/lease this unit?

Yes ___ No ___

If yes, name of company: _____

Contact Name: _____

Address: _____

Phone# _____

Email Address: _____

LEASING REGULATIONS

Per Section 7 of Tierra Catalina CC&Rs:

7.1 "Lease" shall be defined as any occupancy of a residence by any person other than the homeowner of residence or the homeowner's immediate family members, whether or not any consideration is exchanged.

7.2 A written lease is required for all rental arrangements.

7.3 No owner shall enter into a lease for less than the entire dwelling unit.

7.4 No lease may be for a term of less than one (1) month.

7.5 The owner shall deliver to the tenant, prior to the start of the tenancy, a copy of the Association's Rules & Regulations and any amendments.

7.6 Each owner shall deliver to the Management Company or Board of Directors an acknowledgement by the tenant of receipt of the Rules & Regulations and the Crime Free Lease Addendum at the same time the owner shall provide the names, phone numbers and license plate numbers of all occupants of the unit.

7.7 The owner shall provide the Association with a signed copy of the lease agreement, Rules & Regulations and Crime Free Lease Addendum within seven (7) days of the Association's request for same.

PARKING AND VEHICLES

- All vehicles must be parked in parking spaces so that emergency vehicles or fire trucks have clear access. Please park in your assigned covered parking space and ask your guests to park in the unassigned, uncovered parking spaces.
- Please call the management company if you do not know your assigned covered parking space. Every owner has one covered parking space.
- Curbside parking is not allowed and vehicles parked as such are subject to towing.
- Trailers, R.V.'s, campers, and boats may not be parked anywhere within the Tierra Catalina Condominium Association.
- Disabled vehicles will be towed at the owner's expense.
- Vehicles may not be repaired on the Tierra Catalina Grounds.
- Storage of any vehicle is prohibited.

PETS

- No more than two household pets are allowed in a residence. Pet owners must abide by the provisions of the CC&Rs and all local, county, and state animal laws.
- Animals must be leashed when outside the unit and must not create a nuisance in the community. A maximum six foot leash is required.
- All animal waste must be picked up immediately and disposed of properly.