

AGTHA Agreement between HOA and Owners of rented out units:

Due to the number of problems that we have been having lately with renters, we feel it is important that we point out some areas that need to be agreed to and understood.

It is the Owner's responsibility to be responsible for the following:

1. Making sure that the renters know that the rules and policies of the HOA are applicable to them and if they choose to ignore them, there can be consequences to them and there will surely be consequences to the owners.
2. We encourage the owners to take care in choosing who they are renting to. There have been several incidents between renters and other unit's owners. There seems to be an attitude of "What are you going to do about it?" by the renters when there are complaints. This very quote has been given to several complaints.
3. It is the responsibility of the owner to make sure that the renters have a copy of the bylaws and the animal policy and other policies of the association. They can be found at the HOA's website: <https://www.aspengrovehoa.com>.
4. The owners need to make sure that if the renters move out, that they surrender the mail box key to the owner. If not, then it is the responsibility of the owner to get a locksmith to come out, and change or rekey the lock. This will be expensive.
5. It is the policy of the HOA that the owner will maintain insurance on the property and provide the HOA with a current copy and we HIGHLY encourage the owners to require that the renters obtain renter's insurance and provide a copy of their renter's insurance to the owners.
6. The owners are responsible for damage caused to their or other units due to actions of their renters and their guests. If through their negligent actions or actions in violation of the HOA's policies, damage is done to the areas under jurisdiction of the HOA, the HOA will enforce a claim for damages against the owner.
7. It is the responsibility of the owners to inform the renters that when moving in or out, they are not to drive vehicles, trailers, or trucks onto the lawn. If it is discovered that they have or are doing such, the owner will be charged for any damages they cause. ~~this will be reported to the police and a charge of trespassing will be issued against the offenders.~~
8. All occupants of the units are entitled to enjoy their homes and their patios without noise or smells, etc coming from the adjoining homes. Please be respectful of others with music, television or any other sounds or smells

9. There are limited spots to park around the townhomes. We have had a situation where the renters had numerous vehicles and took the parking spots closest to their unit and caused other occupants to have to travel a greater distance. We are asking that you request and receive a list of make and model with license plate numbers from your renters. Any vehicle that isn't being used even if currently licensed will be required to be parked in the secured lot. It makes it much harder to remove snow when the vehicles are not cleaned off and moved out of the way so the plows can clear the snow.
10. You are responsible for the maintenance and snow removal from your patio. Large quantities of snow along with animal feces piling up on the patio will result in a letter being sent to the owner asking that it be cleaned up. If it isn't promptly cleaned up, the AGTHA will be forced to hire others to come in and clean it up and the costs will be passed on to the owner. Please make sure that your renters know what they are responsible for.