

Published March 23, 2026

UNIT RENTAL & LEASES

Current Rentals must submit information as requested below and pay the \$100.00 Yearly fee.

1. Any lease or sublease must be provided to the Board for approval fourteen (14) days before occupancy and must contain the following clauses:
 - The minimum term of the lease is one year and applies for yearly renewal.
 - The lease must certify that the lessee has read and agrees to and signs to obey all the rules and regulations of the Association.
 - The lease will be immediately terminated if, by vote of the Board, the lessee or other occupants of the unit are deemed to have disrespect for the rules or to have been a major nuisance to the other residents, or have refused to pay penalties due to violations of the rules.
 - The lease cannot have an automatic renewal. Any renewal of the lease must be approved by the Board as if it were a new lease, thirty (30) days before the lease ends.
2. Character references for the proposed lessee should include previous landlords for the past 10 years and the 3 most recent addresses. The reference findings should indicate the general desirability as a tenant, the willingness to abide by the rules, and the consistent respectfulness and courteous attitude towards other residents. References should give the name and phone number of the reference person to contact so that the Board may independently verify all the information findings.
3. The lease must include the names of all persons who will occupy the unit. Along with phone numbers for both home and work for all adults. Copy of driver's license. License plate numbers and the make of vehicles.
4. Renter must submit proof of a paid renters' insurance policy to Hillcrest upon rental.
5. The owner is to provide any change in phone numbers or emails for the lessee within 5 business days.
6. The following rule: No pets over 50lbs. Vet information county tag to be submitted to Hillcrest.
7. There is a yearly fee of \$100.00 per lease/renewal.