



## Rules and Regulations Related to HOA Member/Home Owner Obligation when Renting/Leasing of Primary Residence and/or Guest House within Sovereign Oaks

### I. Advertisements

- a. All advertisements offering rentals within Sovereign Oaks must state a duration of a minimum of 1 year lease term.

### II. Providing Information to the HOA Board

The HOA member/Home Owner renting either a Primary Residence or Guest House within Sovereign Oaks must provide the HOA Board the following **within two weeks of the beginning of the rental/lease term.**

- a. A copy of the signed lease agreement showing the timeframe of the lease. Financial arrangements can be removed from the lease package at the discretion of the Homeowner.
- b. Contact information including name, phone number and email for the persons signing the lease.
- c. A signed agreement by the renters that they acknowledge they are renting a residence within a 'planned community' under the North Carolina Planned Community Act.

### III. Ensuring adherence to Covenants and Guidelines

- a. The HOA Member/Homeowner has a responsibility to ensure that those renting their property within Sovereign Oaks adhere to the Sovereign Oaks Covenants and Design Guidelines and provide renters with a copy of the same.
- b. Home Owner must provide the Board with the means by which this information has been conveyed to the renter/lessee **within two weeks of the beginning of the rental/lease term.**



**Enforcement of Foregoing Rules and Regulations Relating to Renting/Leasing of  
Primary Residence and/or Guest House within Sovereign Oaks  
Pursuant to § 47F-3-107.1 (North Carolina Planned Community Act)**

1. In the event the Board of directors becomes aware of a potential violation of the foregoing Rules and Regulations, the Board shall send a written notice to the Owner describing the purported violation and providing a date for a hearing on the violation to occur not less than 5 days from the date of the notice.
2. At the hearing, the Owner will be provided an opportunity to be heard and to present evidence.
3. Immediately following the above meeting, the HOA will render their written decision and send the same to the owner.
4. If a violation is found, the Board may impose a fine not to exceed one hundred dollars (\$100.00) for the violation. And in the event of a continuing violation, the Board may impose a fine not to exceed one hundred dollars (\$100.00) per day for each day more than five days after the decision from the Board that the violation occurs, without further hearing.