

**Valle Vista Management Association, Inc.**  
**221 Westgate Circle, Santa Rosa, CA 95401 – 707-545-5303**

## **2.6 Leasing or Renting Your Property**

**D.)** In order to protect and preserve the Common Area and the value of the Lots within the Project, and to further proper and orderly operation of the Association in furtherance of the purpose stated in the Articles of Incorporation, the number of lots which, by reason of rental or lease, and are not occupied by the owners of said Lots, is limited to no more than twenty-five (25%) of the lots at any given time. When a resident dies and we are at the 25% rental limit, whoever inherits the property shall either live in it or sell it. This does NOT constitute a hardship. The new owner may keep the property vacant, if the home and property are maintained to Valle Vista standards (See Rule 2.1)

**F.)** An owner may lease or rent the lot only to occupants who meet the age restrictions of the Senior Subdivision. No owner shall be permitted to lease or rent their property for any period of less than 30 days. Property owners may appeal the rental limit on a case-by-case basis under the hardship or emergency exception. Refer to CC&Rs for more information. If there is an occasion to consult an attorney, due in any part of our rental policy, the owner of the property to be rented will be responsible for all legal fees.

Approved unanimously by the Board of Directors on January 5, 2021.

  
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Tammy Alander

Secretary, Valle Vista Management Association, Inc.