

RENTAL POLICY  
COOKE'S HOPE HOMEOWNERS ASSOCIATION

All homeowners who are renting their homes in Cooke's Hope are required to register their tenant(s) with the Association. A \$250 orientation fee is also required payable by the homeowner. If your rental property falls within the Easton town limits, you should make application for a license from the Town of Easton.

The following are Board approved policy statements addressing issues that need clarification beyond the confines of the Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions:

**Vacancy Prior to Expiration of Lease**

Notwithstanding any mandatory minimum lease term set out in the covenants, if a tenant vacates a rental property at any point in time before the end of the mandatory minimum lease term,. The landlord would be free to re-rent the property the next day. In this case, the new tenant would have to abide by the mandatory minimum lease term.

**Extension of Lease**

At the end of the mandatory minimum lease term, if the current renter so wishes to extend the lease, the term of the lease will be determined by the landlord.

**Subleases**

The approval of a sublease is a decision of the homeowner. However, a new orientation must be completed by the new tenant. The homeowner is responsible to pay another orientation fee.