

**Stones Throw**  
**LEASING POLICY**

Villas within Stones Throw may be leased “Long Term” or “Short Term” by the Villa owners. Renting is a decision which may affect not only the Villa owner but may also have an effect on other residents within the community. For benefit of all, the Association has set forth certain limitations and requirements applicable to leasing of a Villa. Before leasing your Villa, whether “Long Term” or “Short Term” it is necessary to familiarize yourself with Article XIII of the Bylaws and the Association’s Rules of Conduct.

If you have made the decision that rental of your Villa is appropriate, please be aware that other Residents of Stones Throw are concerned that the Tenant you choose will be a neighbor that not only maintains your Villa in the manner in which you expect but also abides by the Rules of Conduct applicable to all residents within the community. For this purpose the following policy has been adopted in regard to “Long Term” leasing (a lease for a period exceeding ninety (90) days:

1. Any “Long Term” Lease Agreement must be in writing and must contain a provision which allows representatives or agents of the Association reasonable access to the Villa upon reasonable notice for fulfillment of Association responsibilities, and to enter the Villa, at any time without notice in an emergency.
2. Prior to entering into a Lease Agreement with a perspective Tenant the Owner has the responsibility to follow a procedure for verifying that the references provided by the Tenant are legitimate and that the prospective Tenant’s history and background does not indicate a record of inappropriate behavior.
3. Screening of each prospective adult Tenant based upon their rental and/or criminal history is recommended. For your convenience, a Stones Throw Long Term Tenant Application and Certification and a Screening Authorization are attached to this Leasing Policy. In addition, these forms are also available under “Stones Throw” at the website, “[imcresortservices.com](http://imcresortservices.com)”. You are not required to utilize the attached application form, however, the information detailed in that Application as well as the Screening Authorization must be provided to the Property Manager.
4. **Compliance with all Association policies and the Association’s Rules of Conduct is required of all Tenants.** Tenant(s) are required to obtain a Parking Permit and (if applicable) a Pet Registration through the Property Manager as provided in the Association’s Rules of Conduct and adopted Policies.
5. The Owner is responsible for communicating all Association Rules of Conduct and Association Policies to their Tenant(s). The Owner is also financially responsible to insure that the Owner’s Tenant(s) comply with the Rules of Conduct and Policies. Costs incurred by the Association and fines levied for acts of Tenant(s) are assessed against the Owner and the Owner’s Villa.

6. If the actions of a Tenant becomes a problem for other residents, it is the responsibility of the Owner to either promptly resolve the problem or evict the Tenant. Any complaints which the Property Manager receives will be forwarded to the Owner. It is however, the responsibility of the Owner to follow up on the complaint.
7. Providing a “crime free” community is a priority. Therefore, no Resident, member of a Resident’s household, guest or other person under the Resident’s control shall engage in any criminal activity including drug related criminal activity within the Stones Throw Community. “Drug related criminal activity” means the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell, distribute or use of a controlled substance as defined by federal and/or state law. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. A single violation of this provision shall be a material, irreparable violation of the Tenant’s Lease Agreement and sufficient cause for immediate eviction.
8. To assist you in complying with the requirements, should you choose to lease your Villa, the Association has made available documents which you may use or modify to meet your specific situation. In addition to being attached to this Leasing Policy, these documents are also available under “Stones Throw” at the website [imcresortservices.com](http://imcresortservices.com):
  - a. Stones Throw Long Term Tenant Application and Certification
  - b. Tenant Screening Authorization
  - c. Lease Addendum (Pets)

**If an Owner feels that this Policy is being applied to him/her in an unfair or inappropriate manner, the Owner may appeal the matter to the Board of Directors and request a hearing in the manner provided in Article XIV of the Association Bylaws.**

Adopted by the Board of Directors

March 16, 2009

BOARD OF DIRECTORS  
STONES THROW VILLAS  
HORIZONTAL PROPERTY  
ASSOCIATION I OWNER’S  
ASSOCIATION