

HIGHGATE II CONDOMINIUM ASSOCIATION

Unit Rentals

Unit owners should follow the established rental procedures for Highgate II Association. Association Rules and Regulations require that all rentals be processed through FirstService Residential at the management office. Renting without processing through the proper channels is a violation of Association documents, which all owners agreed to when they purchased their units.

The necessary forms and processes required under the bylaws must be completed to finalize a rental contract. Renter contact information is needed in the event of an emergency. The unit owner and renter must read and sign a statement acknowledging the Association Rules & Regulations.

The following are some of the conditions required when a Highgate II unit is rented:

1. A completed Lease Application with required documentation, along with a \$25.00 application fee (payable to Highgate II) must be submitted to FirstService Residential.
2. One of the renters must be at least 55 years of age.
3. The minimum rental duration is 90 days (3 months). Any rental agreement less than 90 days is a violation of our Rules & Regulations.
4. The type of trucks allowed to be parked in Highgate II (by a unit owner, renter or guest) must comply with the Bylaws amended April 8, 2013 by the Board of Directors.

Any unit owner who rents out his/her unit without going through FirstService Residential, our management company, could be subject to a fine up to \$1,000 in accordance with Florida Statutes 718. Your cooperation is appreciated.

Board of Directors
Highgate II Condominium Association, Inc.