

Sonnet Springs Owners Association

Effective July 21, 2016, the Sonnet Springs Home Owners Association began requiring approval of a leasing permit for rentals of residential property in the community.

All definitions and terms are defined in the governing documents of the Association; (1) the Declaration of Sonnet Springs recorded October 4, 2000 as Amended and recorded on February 12, 2016, all in the records of El Paso County, (2) the Articles of Incorporation and the Bylaws of Sonnet Springs Owners Association Inc.; and (3) the Declaration of Covenants, Conditions, Restrictions and Easements of University Park, recorded on January 15, 1998. The governing documents will be regarded as controlling in the event of any conflict between the provisions contained herein

1. I declare that I am the legal owner of subject property or an authorized agent of the legal owner of record. I will obtain all necessary information for renting subject property for a rental. I understand that if a permit is issued based on false statements, or it is determined that I have failed to fully comply with all requirements that are part of this permit; any permit approval may be revoked.
2. I declare I have read the sections of the Declaration as Amended Sec IV 6.3 and Rules and Regulations Sec 3.1-3.8 regarding rental of Sonnet Springs HOA Townhome Units. I understand I must provide tenants with a copy of Rules & Regulations.
3. I agree that all rental arrangements must begin in writing and for periods greater than thirty (30) days.
4. I agree Owners shall be personally responsible for the actions of his/her tenant(s), their agents or their visitors; as a result I am aware of the Board's recommendation to conduct criminal background checks, obtain a credit report and verify rental history and references of prospective tenants.
5. Any failure by a tenant to comply with the Rules shall be a default under the Lease, and may require the Owner to enforce the conditions of the Lease against the tenant.
6. I agree that my failure to abide by the Declaration and Rules & Regulations may result in revocation of this permit or enforcement action by the Association at my expense.
7. I agree that a leasing permit shall expire or be automatically revoked upon the happening of any sale or transfer of the Lot to a third party, the sublease or assignment of a Lease without written approval of the Board, failure to lease Lot within ninety (90) days of the leasing permit being issued or failure of an Owner to have his/her Lot leased for any consecutive ninety (90) day period.

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Effective July 21, 2016, Sonnet Springs HOA began limiting the number of rentals to no more than 20% of the total number of Units in the HOA. All Owners who wish to lease their Unit must submit a request for a leasing permit. All requests for a leasing permit shall be in writing and will be submitted to the community manager, who will furnish a dated receipt for that application. The leasing permit will not be issued if more than 20% of the Units in Sonnet Springs are leased at that time, except for cases of hardship, as described in the current Declaration and Rules and Regulations.

Property Address _____

Applicant/Owner Name _____ Email _____

Mailing Address _____ City State Zip _____

Phone: Daytime _____ Evening _____ Cell _____

Signature: _____

Date _____

If property owner does not sign this application, a letter authorizing signature by the applicant must be attached.

I agree to inform renters in writing of the Rules & Regulations. Initial: _____

I agree to inform renters regarding parking regulations. Initial: _____

I have informed renters regarding garbage pick-up. Initial: _____

PARTY RESPONSIBLE AND AUTHORIZED TO ACT TO PROMPTLY REMEDY ANY COMPLAINTS

Agent/Manager Name _____ Email _____

Mailing Address _____ City State Zip _____

Phone: Daytime _____ Evening _____ Cell _____

I understand this permit will be in effect until such time as Owner ceases to rent or lease the Unit for more than 90 consecutive days, or upon any conveyance or transfer to the Unit to a third party.

Applicant Signature _____ Date _____

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