

Hidden Ridge at Kutsher's Country Club  
Homeowners Association, Inc.  
PO Box 976  
Monticello, NY 12701  
845-794-7173  
Fax: 845-794-4316



## AMENDED

July 15, 2010/August 1, 2010

Dear Homeowners:

At a meeting of the Board of Directors of the Hidden Ridge Homeowners Association on June 27, 2010 the rental rules were discussed and revised. The following are the revised rental rules for our community. The revisions (in *italics*) have been discussed with our attorneys. All revisions are effective on **August 1, 2010**.

- 1 - ***Our members are reminded that homes in our community are to be used for residential purposes only. The Board of Directors defines "residential purposes" as including the following:  
A home may be deemed to be used for "residential purposes" if said home, or a portion of said home, is leased to one (1) individual or a group of individuals for any period of time up to a maximum of twelve (12) months over a period of eighteen (18) months. The leasing of a home, or portion of a home, for any portion of a given month during the twelve (12) month period referenced herein, shall be deemed leasing for an entire month for the purposes of calculating the aforesaid eighteen (18) month period. All leases will be for one year and non renewable.***
- 2 - ***The rental fee for a twelve (12) month period will be \$1200.***
- 3 - The rental fee for a summer rental (May – October) will be \$350.
- 4 - ***Each homeowner who rents their unit is to provide to the Homeowners Association a copy of the lease along with the appropriate fees. The lease and the fee are to be sent to the office at least 30 days prior to the occupancy of the tenants. A late fee of \$250 will be assessed to the owner if the rental fee is not paid two weeks prior to occupancy. The homeowner is to complete and submit the attached rental form along with the lease and appropriate fee.***
- 5 - In order for your tenant to be able to use the facilities and participate in any HOA activities, all maintenance fees must be current.
- 6 - Unit owners are required to hand the renter the keys to the unit and mailbox as well as the A – Z Booklet and Clubhouse Center Rules.
- 7 - Any renter rents the unit as is. It is the owner's obligation, not the Homeowners Association obligation to repair and maintain the inside of the unit.

The Board of Directors reserves the right to adjust these rules in the future.

Please contact Jeffrey Lynn, Vice President at 845-791-4632 with any questions.

Thank you for your cooperation.

The Hidden Ridge Homeowners Association Board of Directors

Cc: Monticello Realtors

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## Rental Form

Date: \_\_\_\_\_ Unit # \_\_\_\_\_

Owner's Last Name: \_\_\_\_\_ Owner's First Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_ Monticello, N.Y, 12701

Owner's Phone Number at Hidden Ridge: 845 - \_\_\_\_\_

Owner's Phone Number Away: \_\_\_\_\_ Email Address \_\_\_\_\_

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## Renter's Information

Renter's Last Name: \_\_\_\_\_ Renter's First Name: \_\_\_\_\_

Renter's Away Address: \_\_\_\_\_

Renter's Phone Number at Hidden Ridge: 845 - \_\_\_\_\_

Phone Number Away: \_\_\_\_\_ Email Address: \_\_\_\_\_

Dates of Rental: From: \_\_\_\_\_ to: \_\_\_\_\_

Has Fee Been Collected? \_\_\_\_ Did the Renter Receive the A-Z Book? \_\_\_\_ Mail box key? \_\_\_\_

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Signature of Owner: \_\_\_\_\_

Signature of Board Member: \_\_\_\_\_

Date: \_\_\_\_\_

**Please attach a copy of a signed lease to this form and submit with the appropriate fee thirty (30) days prior to occupancy.**