

Good day,

I'm writing this email on behalf of the board and addressing it to all renting homeowners and agents that are currently renting properties in the Costa Diamante sub-division. This has been and incredibly busy year in Costa Diamante for rentals. We not only have expanded the rental pool of homes by almost double from last year, we also have a much higher occupancy rate. Because of this, the board needs to send out reminders on what renting owners should and should not be doing according to the current policy. We are also working on a new policy that will more fairly distribute the costs among renting homeowners for rental impact and enforce already existing policy. Most of the old policy will be still in play, with some new parts added that will help control some problems that are becoming untenable. The biggest issues with the rental community are the same as always:

Too many people in the homes

Too many cars/ATVs in the roads and driveways

Renting to large/noisy/younger crowds and screening of guests

Glass at the pool

Proper notification of incoming visitors

I'd like to address each problem individually, and the board's recommended changes:

Current policy on guests is 12 max per house. This has been enforced hit and miss for three years now. We now have written a new HOA rental form that only has slots for 12 names. If your renters go over the posted HOA limits, the renting homeowner will be charged \$50 per person and notified of the overage unless it was already noted in the HOA rental form. The additional persons can be put in the notes section of the form. This 12 person has always been part of the policy, but we will now make it part of the rental impact fee to the homeowner and it is up to the agent/homeowner to collect this cost. If you have a strict limit on occupancy, notate that on the HOA form as non-negotiable and the guard will turn the extra people away. We encourage homeowners and agents to rent to smaller groups – If you are advertising for groups larger than 12, please discontinue that advertisement. It is less wear and tear on the house and the subdivision and is unnecessary in the current rental market.

We have a restriction of 3 cars for renting parties. This includes trailers and side-by-sides. The parking problem is getting much worse especially with the proliferation of larger off-road vehicles being brought from the US. We are now instituting an over car fee that will be charged back to the renting homeowner for cars coming in the sub-division about the limit. It is our hope that we encourage renters to either not bring trailers/ATVs, or at least pay for the extra parking for these added vehicles. Trailers will be turned away in the case that there is no room in the home's driveway.

We have a required age that is requested in the policy – No younger than 25 as the primary renters. We have seen numerous frat/sorority parties this year; far more than in previous years. Typically, those renters are disruptive and take away from other owner's enjoyment of the quiet residential area that we live in. Every reservation does not need to be accepted. If they are not a good fit for the neighborhood, then don't rent to them. Also, get the names/ages upfront. You can tell a lot about the group if they have no problem providing names and ages right away. The more elusive they are, the more likely they will try to add more people and cause problems.

Glass at the pool is always an issue. We've sent a separate document that covers the dangers and costs of glass at the pool. Please read the document and remind your renters that glass is NOT allowed in the pool area.

Concerning proper notification of incoming guests. We have created a new HOA rental form that has more information and specific areas for the guest's names. That letter should be sent to both Cynthia (the administrator is cynthiaacd@gmail.com), and the head security administrator. The head security admin email address is tomasjaacd@gmail.com

In closing – I just wanted everyone to know that we are striving to accommodate the increased renter influx and still provide an enjoyable environment for both renting and non-renting homeowners. It is a delicate balance and we need everyone to consider other persons enjoyment of the area.

Thank you –

Costa Diamante Administration and HOA Board