

ARTICLE VII

SUNRISE COUNTRY CLUB HOMEOWNERS ASSOCIATION RULES & REGULATIONS LEASING YOUR CONDO

1. It is the responsibility of the homeowner to inform the Sunrise Administration office if and when he or she leases their condo.
2. The Lessor must furnish a copy of the Rental Agreement to the Administration office prior to the lessee taking occupancy.
3. Rental Agreements must contain names of all members who will be occupying the property.
4. Lessees staying three (3) months or more must complete a Vehicle Decal Registration form (available in the Administration office) and provide a copy of the vehicle registration, stating the year, make and license number of the tenant's vehicle that will be parked on the property.
5. Owners are not to give their gate opening devices to tenants. Only tenants staying three (3) months or more, with vehicle info and deposit on file, may obtain openers in the Administration Office.
6. Lessors will be responsible for any registration fees or taxes due to the City of Rancho Mirage.
7. The Lessor will be responsible for their guests to read and follow all rules & regulations.
8. Any Lessee or their guests found in violation will be reported to the Lessor. When a Lessee or guest receives a citation, the Lessor is held responsible and will receive a copy of the citation along with a letter asking the Lessor to see that the infraction is corrected.
9. If three or more citations are issued within a ninety (90) day period, the Lessor will be sent a notice of a hearing before the Board of Directors.
10. Under Article II, Section 2.4(a), of the CC&Rs, when an owner leases his unit, the owner may not use the common area recreational facilities. Instead, those rights are transferred to the owner's lessee. The Association may suspend the lessee's right to use the recreational facilities after a notice and a hearing. Guests can be requested to leave the complex.