



P.O. Box 301, Montmorenci, SC 29803-0301

Deodar Plantation

Short-Term Home

Rental Policy

Our Deodar Plantation homeowners association (HOA) rental policy will serve as the first line of defense against uncontrolled rentals. The association is responsible for maintaining the community, which includes tasks such as landscaping, maintaining common areas, and overall maintenance. The primary goal of the HOA is to preserve property values, and unrestricted rentals can negatively impact these values.

This policy aims to prevent homeowners from renting their properties to any number of tenants as frequently as they wish. Frequent changes in neighbors can be unsettling for residents, leading to the perception that the community is filled with transient occupants rather than permanent residents. This shift can diminish the sense of belonging and community cohesion.

When tenants are not held accountable for violations, they may be more inclined to commit them. Generally, tenants do not maintain the property and community with the same care as homeowners, which can result in poor upkeep and neglect of community standards. These actions can ultimately lower property values within the community.

To address these concerns, we have developed a fair and balanced rental policy. Home rentals must comply with the following restrictions;

1. Establish a limit of 15% of homes that can be approved as rentals within the community. .
2. Owners to have lived in their homes for a minimum of (3) years before renting.
3. Leases are limited to a minimum of 30 days or a maximum (1) one calendar year.
4. Hotel-like operations or running a rental business from their homes are prohibited.
5. Homeowners must be in good standing with the association before rental approval.
6. Approval from the association board is required prior to rental.
7. A copy of the signed rental lease agreement must be provided to the association prior to renting.
8. Fines will be imposed on property owners if there are violations by rentals.
9. It is the homeowner's responsibility to inform their rentals of our standards and rental policy.

By adhering to these guidelines, we aim to maintain the integrity and value of our community.

**Deodar Plantation
Homeowners Association
Board of Directors**