

FOY Short Term Homeowner Tenant Rules

Effective 11/15/2023

Tenants of Homeowners:

Homeowners in good standing with no current past due amounts payable to Fountain of Youth Spa may have a tenant in their home under the following conditions:

- Homeowners shall notify the Homeowner's Leasing Office, **in advance (at least 15 – 30 days)**, of any expected Tenants including length of stay, total number of guests, all pets and vehicle information.
- A \$5.00 fee per Tenant, per day, shall be paid in advance to the park for all Tenants in excess of two persons. **Homeowners will be responsible for payment of all Tenant and Guest fees.**
- Tenants **must** be informed by the Homeowner of all park Rules and Regulations (Good Neighbor Policies) prior to arrival and agree to follow all Rules and Regulations.
- All Tenants must sign a release of liability form at the park gate or Homeowner's Leasing Office to enter and use park facilities.
- Tenants needing a mailbox shall pay in advance at the Homeowner's Leasing Office. Mail service rules apply.
- Homeowners shall be responsible for:
 - Park lease and utility costs during rental period.
 - Cost of repairs for any damages caused by their Tenants or Guests within the facilities.
 - Homeowners may be subject to a minimum call out fee of \$100 per staff member per hour should the park need to respond to a Tenant or Guest disturbance.
- Homeowners shall maintain and provide the park with a copy of the appropriate Landlord/Vacations Rental Insurance policy.

Short Term Homeowner Rentals:

Rental period shall not exceed 180 days (during any 365-day Period, per Tenant).

No Subleasing of any land lease permitted.