

Owners may lease or rent their property in accordance with the applicable CC&Rs. The property may only be leased in its entirety and only if the homeowner is in good standing with their HOA and Club Dues. If the homeowner is in a state of Suspension, the property may not be leased and the tenants will not have access to the amenities. Casitas are considered to be a part of the main residence and may not be leased separately. A maximum of four people may be included on any lease.

No residence may be leased more than two times per calendar year. If a lease starts in the prior year and terminates in the current year, that is considered to be one lease event in each year. The property may not be leased more than one more time in that calendar year.

All leases must be in writing and not less than 60 days. An Affidavit of Age Verification along with copies of documentation proving age of 55 years or more must be provided along with a copy of the lease and must be given to the Membership Office within 10 days of execution of the lease. At least one occupant must be 55 years or more.

A one-time \$50 administrative fee will be applied to every rental. This fee would also apply if the tenant currently lives in Solivita and moves from one property to another. Fees would not apply if the current property lease is renewed without a gap in occupancy. The fee is due either when the lease is submitted to the Membership Office, or prior to issuance of ID Cards and/or Orientation.

Tenants should call the Membership Department at 863-427-7143 or email: SolivitaMembership@Evergreen-LM.com to make an appointment for a community orientation and receive a picture ID Card to use the amenities.

Any owner who transfers occupancy of their home is transferring their rights to use the amenities with their ID Cards. Upon transfer of occupancy, ID Cards will be deactivated, unless they own and occupy another home within Solivita.

Any owner who leases or otherwise transfers occupancy of their home is not entitled to use the gate transponders assigned to the leased home or vehicle bar codes during the time there is a renter occupying the home. The owner must provide two gate transponders to the renter. Any Transponders not being used by the new occupant will be deactivated. When Auto Bar Codes for gate entry are available, all Homeowner Auto Bar Codes will be deactivated unless they own and occupy another home within Solivita. The Association Membership Office will provide the renter with bar codes for all registered vehicles and will deactivate the owner's bar codes. Owners always have access to the premises by providing identification as proof to Gate Security of ownership.

Owners must provide the lessee copies of the Declaration, by-laws, and the Rules and Regulations. Solivita documents may be viewed on the website: solivitalive.com.

No residence may be subleased without prior written approval from the Board of Directors.

The Board may adopt reasonable rules regarding leasing and subleasing.