

BAINBRIDGE HOMEOWNERS ASSOCIATION, INC  
c/o Brighton Corporation  
2929 W Navigator Dr, Suite 400, Meridian ID 83642  
E-mail: [HOA@BrightonCorp.com](mailto:HOA@BrightonCorp.com)

**Application for Rental Property Approval**

As agreed within the Master Declarations, all homes in Bainbridge “shall be used only for residential purposes” (5.01.a) and “no portion of a Building or a Lot thereof may be leased to an Occupant; however, if an Owner provides sufficient evidence to the Board of an undue hardship caused by the foregoing restriction on leasing, the Board may permit a lease at its discretion” (5.04).

No part of this application, or decision thereof, shall be considered to waive any other rule or covenant of the community.

**Instructions**

1. Please complete this form and submit a signed copy via e-mail or mailing address above.
2. The Board of Directors will consider the application and provide a decision or will request further information, usually within 45 days,
3. Until a decision is provided, the Owner shall not take any action to rent or lease the property. All costs associated with renting or leasing a property are the sole responsibility of the Owner. The Bainbridge HOA is not responsible for any expenses or associated costs.

Application Date \_\_\_\_\_

Address of proposed rental property \_\_\_\_\_

Owner Name \_\_\_\_\_

Owner Mailing Address \_\_\_\_\_

Owner Home Phone Number \_\_\_\_\_ Owner Cell Phone Number \_\_\_\_\_

Owner Fax Number \_\_\_\_\_ Owner Email Address \_\_\_\_\_

Length of Rental \_\_\_\_\_ Dates of Rental \_\_\_\_\_

Justification / Supporting Details for Application (attach documentation as necessary):

**I understand that as an Association Member, I have received and read a copy of the Rules and Regulations, Covenants, Conditions and Restriction of the Association and re-affirm I am bound by the Association documents.**

**In the event this Application is APPROVED, as the Owner / Member, I understand that any renter or tenant is bound by all Association rules, and it is my responsibility to inform any renter or tenant of such rules. I also understand that any fine, Enforcement action or financial responsibility for renters or tenants is the responsibility of the Owner alone. In the event the renter or tenant fails to comply with the rules, covenants and conditions of the Association, I understand the Association may take legal action, including seeking to evict renters or tenants, and the full costs of such action will be my responsibility.**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

## Bainbridge HOA Board of Directors Decision

In the matter of the Application for Rental Property Approval, dated \_\_\_\_\_ for the address \_\_\_\_\_, submitted by owner \_\_\_\_\_,

By a vote of \_\_\_ in FAVOR of the Application, and \_\_\_ votes in OPPOSITION to the Application, we find:

\_\_\_ The Board requires further information to consider the Application:

\_\_\_ The Board DENIES the Application.

- Failure to honor the decision of the Association will result in penalties as outlined in the Association documents and enforcement policy, up to and including daily fines and possible suing for eviction.

\_\_\_ The Board APPROVES the Application, with the following conditions:

- All rules, covenants, guidelines and by-laws of the Association are applied to all renters or tenants of the residence. Should the renters or tenants of the residence incur an Enforcement Action or fine under the rules of the Association, the fine shall be levied against the Owner and be the Owner's responsibility to pay in a timely manner as outlined in the Association documents.
- No Lease Agreement may be for a term of less than six (6) months..
- The Owner shall agree to remove, at the Owner's sole expense, by legal means, including eviction, his or her tenant should the tenant refuse or fail to abide by and/or adhere to the Covenants, Rules and Regulations and any other policies adopted by Association.
- All Lease Agreements shall require the home to be used solely as a private single family residence.
- No part of this application, or decision thereof, shall be considered to waive any other rule or covenant of the community.
- The Board highly encourages the use of background checks for any renter or tenant and written lease agreements. Those documents should also provide the renter or tenant a copy of the Association rules, by-laws, covenants, architectural guidelines and enforcement policy. *Failure to provide renters or tenants of those documents is not sufficient reason to avoid any enforcement action by the Association.*
- Please provide the name of the real estate agent, property management company, or emergency contact information, if applicable, within 14 days of the signing of a lease agreement.
- Dates, terms and other conditions:

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Signed on Behalf of the Association

Date

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Signed on Behalf of the Association

Date