

ROTONDA SANDS CONSERVATION ASSOCIATION ASSOCIATION  
RENTAL GUIDELINES

**Rental Guidelines**

Reference: Document Library, [www.rotondasandsfl.com](http://www.rotondasandsfl.com)

March 2020, Restatement of Covenants and Restrictions for Rotonda Sands

**Guideline Updated & Approved: August 14, 2024**

Article 8. Governmental Rules and Regulations. Section 5. Residential Leases.

**Purpose for rental guidelines:**

Every homeowner has a right to rent their **home** and with that privilege there are landlord and tenant laws that must be followed according to Federal Law and State Statutes. As an owner/landlord it will be up to you to become familiar with these laws. Rotonda Sands has developed guidelines to protect our community and residents from distress from landlords or renters who are not abiding by **current** Federal, State, local laws, or Rotonda Sands guidelines.

These guidelines apply to all occupants.

**DEFINITIONS:**

Resident: A person who lives somewhere permanently or on a long-term basis.

Homeowner: A person who owns a home. Refer to Article 1. Definitions: I. in Restatement of Covenants and restrictions for Rotonda Sands.

Renter/Tenant: A person who has paid rent or has agreed to pay rent to live somewhere.

Interval ownership: Also called time-share ownership, in which a person shares ownership of property but is entitled to exclusive possession only for a particular time period each year. Rotonda Sands requires this time period to be (30) consecutive days with Owner Guidelines in force.

Sublease: A lease of a property by a tenant to a subtenant.

**Owner Guidelines:**

1. A lease/rental or interval ownership may not be subleased.
2. The minimum term of all residential rentals in the Subdivision shall be thirty (30) consecutive days (reference: March 2020, Restatement of Covenants and Restrictions for Rotonda Sands. Article 8. Governmental Rules and Regulations, Section 5. Residential Leases.)

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3. All renter/tenants and their guest and family in residence must abide by owners Covenants, By-Laws, and guidelines. (Reference: Document Library, [www.rotondasandsfl.com](http://www.rotondasandsfl.com)).
4. All owners are responsible for their guests and tenants.
5. The renter/tenant will be responsible for the property and any guests and family staying in residence and the primary responsible renter/tenant must be of legal age unless they are owners' family or guests of owners' family. The primary responsible person renting must be present on property during rental duration,
6. Prior to rental start the renter/tenant must supply name, address, phone number, vehicle information, license plate number and license number for all vehicles and name and address for non-vehicle owners who will be staying on the premises. This information must be supplied to the association management.
7. Renters/tenants will be supplied by the owner in a clearly visible place on premises a copy of these guidelines as well as a request to read all Covenants, By-Laws and guidelines for Rotonda Sands found in the Document Library at [www.rotondasandsfl.com](http://www.rotondasandsfl.com)
8. All non-rental guests of owners staying on owners' property without owner present will abide by all of the renter/tenant guidelines.
9. Any renter/tenant or guest found in violation of any guidelines will be in violation, the owner will be given 15 days to correct the violation and fines may be imposed.
10. A fine of \$100 per violation per day of any guideline, or By-Law by tenant or guest may be issued to the owner.
11. Exceptional Cases: The Board of Directors of the Association holds the right to grant special exceptions on a case-by-case basis.

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**Guest and Tenant Guidelines:**

1. As a guest or renter, you must abide by all rules and guidelines of an owner. (Reference: Document Library, [www.rotondasandsfl.com](http://www.rotondasandsfl.com)).

Fishing

2. You may fish on the lakes per the Fishing Guidelines found on the association website [www.rotondasandsfl.com](http://www.rotondasandsfl.com). Be prepared to show your identification and any applicable licenses for fishing.

Parking

3. Parking guidelines apply and are found on the association website, [www.rotondasandsfl.com](http://www.rotondasandsfl.com)

Pets

4. You may bring pets if allowed by owner, but you must abide by the animal guidelines found on the association website, [www.rotondasandsfl.com](http://www.rotondasandsfl.com)

Police

5. Law enforcement will be contacted for excessive noise or abuse of property.

Trespass

6. You are not allowed to trespass on the private property of other owners without express permission of owner.

Exceptional Cases

The Board of Directors of the Association holds the right to grant special exceptions on a Case-by-case basis.

Note: For a copy of this guideline reference: [www.rotondasandsfl.com](http://www.rotondasandsfl.com)

Document Library as well as other useful information pertaining to Rotonda Sands Conservation Association.