

Whitemarsh Reserve — Three Important Leasing Rules (Professional Notice)

Prepared October 09, 2025

Why this notice

To keep leasing fair, safe, and compliant with our governing documents, please follow the three rules below. They align with our Amended & Restated Declaration and Florida HOA law (Chapter 720).

Rule 1 — Rental cap and approval are mandatory

- Community rental cap: No more than 20% of Homes may be leased at any time (per Declaration).
- All leases must be submitted to and approved by the Association's management company before move-in. Applications are processed on a first-complete, first-reviewed basis, subject to the cap.
- Owners remain responsible for tenant conduct and any violations, fines, or damages.

Rule 2 — Minimum term, number of leases, and screening

- Minimum lease term: 90 days.
- No more than two (2) leases in any twelve (12) month period, regardless of the lease terms.
- Screening for new tenants: background check and credit check (target 680+; Board may consider lower with strong compensating factors).
- Screening for renewals: background check only (no credit re-check).

Rule 3 — Fees, renewals, and violations

- No annual tenant renewal fee (the prior \$300 renewal fee is discontinued).
- All renewals must be re-submitted for approval by the Association.
- Tenants with multiple documented violations may be denied renewal, subject to Board review and approval after due process.
- Parking & amenity rules apply to tenants exactly as they do to owners (including pool-lot permits for overnights).

At-a-glance leasing process (for owners)

- Submit application & full lease to management with required IDs and screening authorizations.
- Wait for written approval before move-in (subject to the 20% rental cap).
- Provide tenant with the Rules & Enforcement Policy and parking/pool rules before move-in.
- Update management within 10 days of any change in tenant info or vehicles.

Legal references and resources (for your records)

- Declaration §15.26 — Leases: minimum term 90 days; no more than two leases in any twelve months; leases require Association approval; Owner and tenant obligations.
- Declaration §30.1.2 — Approvals: renewals must be re-submitted for approval by the Association (administration through management).
- Florida Statutes §720.305 — Enforcement with due process (14-day hearing notice; 3-member independent committee can confirm/reject fines/suspensions).

These are the most important rules about leasing. A full list of regulations is in the Use Restrictions and the Rules and Enforcement Policy.