

OASIS AT PALM AIRE ASSOCIATION, INC.
"The best kept secret in Broward County"
C/O Campbell Property Mangement
3200 Gateway Drive, Ste 202
Pompano Beach, FL 33069
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OASIS RENTAL POLICY (7-02)

This "Rental Policy" is intended to make Oasis homeowners, renters and Realtors aware of the Association policies and standards that govern the rental of homes in the Oasis.

Oasis is a private gated-community of 167 homeowners joined together in a common interest to live in a quiet, secure, safe, and friendly environment. Its roads are private, as are its other common areas that include a clubhouse and recreational facilities.

This is not a rental community, and approval to rent houses on a yearly basis will be governed by strict rules followed by an interview process, administered by our management company, **Campbell Property Management**.

The interviewer will be guided by the following policy standards and rules that shall be made a part of any approved rental agreement:

- Rental request of a house in which homeowner has lived less than one year will be rejected, except in emergency situations based on presentation of reasonable evidence.
- A character and financial investigation may be required, and a reasonable cost borne by the homeowner, which amount Committee will determine periodically.
- An escrow amount not to exceed \$500 may be required to cover the cost of any damaged Association common-area facilities.
- All rentals will limit occupancy to one couple, one child per bedroom, and dogs must be approved by board and landlord. [This restriction mitigates the degree of time and cost to the Association to enforce its rules and regulations against a rental tenant, as well as homeowner]
- For good cause, which includes violation of these rules, the Association may order rental tenant to vacate within 30 days, and to impose fines and sanctions against homeowner.
- All rental agreements must be submitted for approval to the management company, **Campbell Property Management**
- Rental tenants will be held to standards that are reasonable and that protect the interests of homeowners. [This restriction is imposed because a homeowner is seldom present or nearby to police compliance by its tenants with Association rules and covenants, which places an added enforcement burden on the Association.]
- Rental agreements shall require compliance with Oasis Restrictions, Rules & Covenants, plus the Oasis "Enforcement Committee Checklist of Rules (6-02)."

Signature: _____ Signature: _____ Date: _____

Campbell Property Mangement

Updated 01/08/20