

Waverly Station HOA

Rental Waiting List Policy

The governing documents of the community allow for a maximum of 48 units to be leased. Owners must occupy the unit for a minimum of twelve (12) months before being eligible for leasing or for inclusion on the rental waiting list.

Waiting List Guidelines

Owners are afforded 45 days from accepting a rental spot to provide the HOA with a copy of a fulfilled lease. If an owner who has accepted a rental spot fails to provide a signed lease within 45 days, the owner shall automatically forfeit that spot and their request will be allocated to the end of the list.

Any owner who declines an offered rental spot on two (2) occasions shall have their request allocated to the end of the list upon notification of the second refusal.

Offers for an open rental slot will be informed to the requesting owner by email and require a response within seven (7) days of the offer at which time the offer will expire. Failure on the part of an owner to respond affirmatively within seven days will be considered a refusal, and the opportunity will expire.

Rentals are further limited by prohibition of short-term/transient/vacation rentals, and any advertising of a unit as such.

Units renting for less than a minimum initial twelve (12) month period or without prior approval are considered in violation of the CC&Rs and rules. All other guidelines in the 2012 Lease Amendment shall apply. Violations of the lease amendment will be handled in accordance with community fine policy.