

RIVERWIND HOMEOWNERS ASSOCIATION INC. RULES AND REGULATIONS

RADIO CONTROLLED FLYING OBJECTS

The use of flying objects, such as remote-controlled or radio-controlled planes and/or drones are prohibited in the Riverwind Community.

Commercial use of drones will be allowed with the approval of the resident(s) involved and the RHOA BOD.

LEASING

First and foremost, the authority to allow leasing is granted by the Riverwind Restrictive Covenants to the RHOA BOD and not the homeowner. Therefore, this criterion has been established to outline the categories that the RHOA BOD uses in granting approval.

Each lease can only be for 1 (one) year and the lessee must be 55+ and abide by the Governance Documents as if they are the actual property owner.

The lease is renewable, with BOD approval, if the lessee has abided by the Governance Documents and the property owner is satisfied with their occupancy.

The Riverwind Leasing Form must be used to document the lease agreement between the property owner and the lessee, in addition to any other lease agreement form that may be used.

Each lessee should be given the “option to buy”.

Prior to leasing, each property owner shall place their property on the real estate market for 1 (one) year before being considered eligible to lease. The property needs to be listed at current market rates and the property maintained in keeping with the community landscaping standards seen across the community.

The exceptions to this would be:

- 1.** If the property owner becomes disabled and can no longer live at home. Documentation of the disability must be provided by a licensed physician.
- 2.** If the lessee is a relative of the property owner. Relatives aged 55+ (fifty-five +) can lease the property from the property owner on a 1 (one) year basis, seeking BOD approval in subsequent years.