

June 21, 2024

TO: Homeowners in Sardis Forest Patio Homes

SUBJECT: Rentals in Our Community

On October 5, 2022, the Sardis Forest Patio Homes Association (SFPHA) homeowners approved an amendment to the Declaration of Covenants, Conditions and Restrictions (CCRs). Within this amendment it states "A rental cap of Twenty (20) percent shall be imposed, limiting the total number of lots that may be leased or sub-leased in any one time in SFPH."

At this moment our total community rental units are under the 20 % mark. We have a homeowners waiting list. Homeowners on this list would be contacted, in the order on the list. If you are interested in being added to the waiting list, please contact Cedar Management with request.

Phone: (704)644-8808
(877)252-3327
Email: help@mycmg.com

Sincerely,
SFPH HOA Board

- 1) All rentals shall be in accordance with the Third Amendment Declaration of Covenants, Conditions and Restrictions for Sardis Forest Patio Homes dated October 5, 2022.
- 2) Owners wanting to be placed on the SFPHA Rental Waiting List will need to contact Cedar Management by phone or email with their request. Cedar will relay this information to the HOA President and Rental/Insurance/Welcome (RIW) Committee Chair. The RIW Committee Chair will add the owner's name to the waiting list in the order it is received. Owners are responsible to notify Cedar Management if they no longer want to be on the Rental Waiting List.
- 3) When the community rentals are below the CCR defined twenty (20) percent threshold, the RIW Committee Chair will select the owner at the top of the list and send notification to the Cedar Property Manager. Cedar Management will notify the owner that their property is available for rental.
- 4) The owner will have 90 days from contact by Cedar Management to confirm to Cedar Management their intent to rent and have the property on the rental market. The owner will be responsible for the timely submission of all required lease and tenant information to Cedar Management.
- 5) In the event the owner does not confirm to Cedar Management their intent to rent the home and/or have their home on the rental market within 90 days, the owner will be notified by Cedar Management that their property is no longer available to rent. The RIW Committee Chair will select the owner at the top of the list and repeat step 3).

