



**7845 Berkshire Pines Drive, Naples, Florida 34104**

**Phone: 239-353-5913 Fax: 239-353-5098**

**LEASE POLICY (7-31-2019)**

**Section 9.4 of the Amended and Restated Declaration of Restrictions and Protective Covenants covers Leasing so please read that section carefully.**

**Notice by Owner Intending to Lease**

**Owner or designee must give the Master Board written notice of the owner's intention to lease at least 25 days in advance of the first day of occupancy, together with a fully executed copy of the proposed lease. Tenant may not occupy the Unit until at least Five (5) days following receipt of written approval by the Master Association.**

**Term of Lease and Frequency of Leasing**

**The maximum lease term is Six (6) months and the minimum lease term is Thirty (30) consecutive days. Owners may lease only the entire Unit. No Unit may be leased more often than Four (4) times in any calendar year, nor any combination of Leases and allowing guests to occupy a Unit when the owner is not in residence. The first day of the lease shall determine in which year the lease occurs. No subleasing or assignment of lease rights by the tenant is allowed.**

**Any person acquiring title to a Unit after June 28, 2019 is prohibited from leasing the Unit for a period of Two (2) years from the date of purchase.**

**Occupancy during Lease Term**

**Guests shall not occupy leased Units unless the Tenant and/or his or her family are in residence. The total number of occupants of a leased parcel is limited to Two (2) persons per bedroom.**

**Board of Directors**

**The Shores at Berkshire Lakes Master Homeowner's Association, Inc.**