

HillCrest HOA
Covenants, Conditions, and Restrictions
Summaries

These summaries are intended to communicate restrictions of HillCrest HOA in more readable formatting and language. The summaries are not a legal analysis of the CC&Rs. They are also not thorough summaries that address every detail of the CC&Rs. The Board of Directors wants these summaries to communicate those restrictions which prompt the most common questions or raise the highest concern so that we can effectively enforce them throughout our HillCrest community. All CC&Rs are available on our Web site, and everyone is encouraged to consult the official documents in addition to reading these summaries.

Article XII, Section 12
Renting or Leasing

Restrictions to Rental and Lease.

All tenants shall be subject to terms and conditions of the Declaration, the Bylaws, the Articles of Incorporation, and the rules and regulations as though such tenant were an owner.

Owner Responsibility.

Owners agree to cause any lessee, occupant, or persons living with the owner to comply with these restrictions. Owners are responsible for all violations and losses caused by such tenants or occupants.

Occupant/Lessee Liability.

The Board has the power to sue the lessee or other occupant and/or owner (in the HOA's discretion) to recover sums due for damages or injunctive relief, including remedies available to a landlord upon breach or default of lease agreement.

The Board also has the power to impose reasonable fines upon the lessee, other occupant and/or the owner for any violation by the lessee, occupant, or person living with the lessee. The Board also has the power to suspend the right of the owner, lessee, occupant or person living with the lessee to use the Common Properties and Facilities.