

## **Notice to all JCCV Homeowners**

As of January 1st, 2027, all lease agreements will be a minimum term of 6 consecutive months. No dwelling shall be leased more than two times in any given twelve-month period, as required by our governing documents. "Short Term Rentals" are not allowed.

### **Background:**

JCCV owners voted in March 2025 to use the same wording for leases as the Master Jacaranda West HOA #1 ("Master"). The Master wording below in Article 9.2 has been in place for many years. Important: If the JCCV wording conflicts with the Master, then the Master applies to all JCCV owners.

The JCCV Board was wrong to allow this to happen in the past, as this conflicted with the Master docs.

Grandfathering or exceptions do not apply because the Master has always applied, though we didn't realize the Board was out of sync with the Master.

**Please see the articles below:**

### Jacaranda Country Club Villas Document 21.11

21.11 All unit owners are automatically members of the Jacaranda West Homeowners Association No. 1, Inc. and must comply with that Association's governing documents.

### Jacaranda West HOA #1 Document 9.2 (Master)

~~9.2 Lease. Nothing herein contained shall prevent rental of the property as single family living unit for periods of not less than six (6) consecutive months provided there is a written lease that obligates the tenant to comply with this Declaration, applicable rules and a copy of the executed lease agreement is delivered to the Association not less than ten (10) days prior to the occupancy by the tenant.~~ Only entire Dwellings may be leased. No individual rooms within a Dwelling may be leased. No Dwelling shall be Leased for a term less than six (6) consecutive months. No Dwelling shall be leased more than two (2) times during any given twelve (12) month period, even if a

tenant defaults on a lease or abandons the Dwelling before the expiration of the Lease term. No Dwelling shall be Leased without the Owner thereof first procuring the written consent of the Board of Directors. The application for approval of the Board of Directors shall be on such forms as may be promulgated by the Community Association, with such information as the Board of Directors may require. The Association shall require a prospective tenant and each proposed occupant to submit to a background check. The submission of an application to the Board of Directors shall constitute a warranty and representation by the Owner that the proposed transaction is bona fide in all respects.

The JCCV Board