

River Plantation Homeowners Association

Residential Leasing and Rental Policy

This policy is intended to preserve the residential character of the community, promote stability, protect property values, and ensure compliance with applicable state and local laws.

A “lease” or “rental” shall mean any occupancy of a home by a person other than the registered owner, whether or not compensation is exchanged, for a period exceeding thirty “30” consecutive days.

No lease shall be for a term of less than twelve (12) months. Short term rentals, including rentals arranged through platforms such as Airbnb or VRBO, are strictly prohibited.

Owners intending to lease their unit must:

Submit a copy of complete rental documents 30 days prior to the lease start date and Board must give final approval before home can be rented;

- Provide a completed rental application to include vehicle license plate information for all individuals listed on the rental application, copy of their rental application with their credit reports showing credit score, how many occupants will be residing in the home, tenant background screening and investigation information. The application should list types of animals that will be in the home and lease must be restricted to no more than 2 dogs.
- Receive written approval from the Board prior to tenant occupancy.
- Include Lawn, Landscaping, irrigation, pool and any other exterior maintenance will be provided by a insured & licensed contractor and outlined as a requirement in the lease.

All tenants shall be subject to the Association's governing documents.

Owners shall be held responsible for their tenants' conduct.

No Property may be used for hotel, transient, single rooms for rent or commercial purposes.

Violations of this policy may result in fines, suspension of use rights, termination of lease, eviction of tenants, and legal action pursuant to Florida Statutes and the governing documents. Owners are responsible for any legal fees incurred by the Association in enforcing this policy including eviction process.

Any homeowner who is actively leasing their property at the time this policy is adopted shall be grandfathered and permitted to continue leasing, provided there is no lapse in tenancy exceeding 60 days.

This policy may be amended in accordance with Florida Statute 720.306 and the Associations Declaration.

This Rental Restriction Policy was adopted by a duly noticed meeting of the Board of Directors of River Plantation Homeowners Association, held on the 13 day of Nov., 2025, pursuant to the authority granted in the Association's governing documents and in compliance with Chapter 720, Florida Statutes.

IN WITNESS WHEREOF, the undersigned, being all members of the Board of Directors at the time of adoption, have executed this Policy on behalf of the Association.

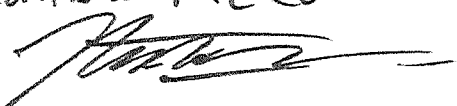
Name: Jim Kane

Signature: 

Title: PRESIDENT

Date: 11-13-25

Name: Matthew McColl

Signature: 

Title: Director

Date: 11-13-25


Name: JOHN G. WYATT

Signature: 

Title: TREASURER

Date: 11/13/25


Name: RB Woods

Signature: 

Title: Secretary

Date: 11/15/25

Name: Amanda Soto

Signature: 

Title: VP

Date: 01.08.24