

River Plantation Rental and Leasing Policy based on the new Amendment March 04, 2026

The Purpose of this Rental and Leasing Policy is to preserve the residential character, financial stability, and safety of the community while ensuring compliance with the Association Governing Documents and applicable Florida law.

This policy is adopted by the Board of Directors pursuant to the authority granted under the Declaration, Bylaws, and applicable provisions of Florida Statute, 720.36 and Florida Statute 718.110, where applicable.

Owner Occupancy Requirement

- All newly purchased or acquired homes must be **owner-occupied for a minimum period of twenty-four (24) consecutive months prior to becoming eligible for leasing.**
- The 24-month period begins on the date the deed is recorded.
- During this period, the unit may not be leased, rented, or otherwise occupied by non-owners.

Board Approval Required

No unit may be leased without prior written approval from the Board of Directors or its designated management agent.

- Owners must submit a **complete lease application package** prior to the tenant occupancy of no less than 30 days prior to lease date.
- Approval or denial will be issued within the timeframe specified by Florida law and outlined in our governing documents. Approval or denial will be issued within 10 days of receipt of documents.
- **Occupancy prior to approval is strictly prohibited.**

Application and Screening Requirements

All prospective tenants must complete the Association leasing application and submit to screening.

The following are required:

- Completed rental application
- Copy of the proposed lease agreement
- Government-issued identification
- Emergency contact information
- Vehicle Information
- Authorization for Screening
- Credit Report Review- minimum score of 620 is required
- Criminal Background Check
- Eviction history search
- **A non-refundable application and screening fee of \$200 per lease applicant shall be required. This fee covers the cost of administrative processing, credit verification, and background investigation.**

Annual Lease Terms

All Leases must be for a minimum term of twelve (12) months. All leases must be renewed annually and

require submission of the updated documentation and screening stated above if tenant remains in occupancy. There are no exceptions.

All leases must include language requiring tenants to comply with and state that:

- The Declaration
- Bylaws
- Rules and Regulations
- Policies of the Association
- Tenants are bound by the Associations governing documents
- Violations by Tenants are deemed violations by the owner.
- The Association has the authority to enforce rules directly against tenants pursuant to the Florida Statute 720.305 or Florida Statute 718.303, where applicable.


Owners remain fully responsible for the conduct of tenants, occupants, guests, and invitees. Ensuring tenant compliance with governing documents. Payments of assessments and fines. Property Maintenance obligations.

Occupancy Limits shall be limited to the governing documents and strictly enforced. Failure to comply with this policy may result in Lease denial, Revocation of Lease approval, Monetary fines pursuant to Florida Statutes, Legal Action for enforcement and Suspension of common area privileges.


This rental and leasing policy was duly adopted by the Board of Directors at a noticed meeting of the Association.

Adopted on: 3-12-26

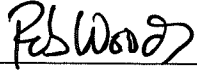
Board of Directors:




President.



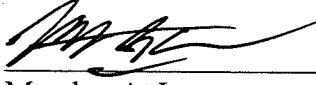
Vice President:



Secretary:



Treasurer:



Member At Large: