



HMC Management

POLICY

Subject: Long Term Resident Tenancy

An owner or membership with multiple owners on the deed may rent, lease or provide occupancy of their property long term. The member/owner or identified member/owner of the multiple ownership becomes the landlord and is responsible for the conduct of the tenant(s).

The member/landlord and the tenant(s) must execute the HMC Management (HMC) Resident Tenancy Agreement before the tenant(s) begin(s) to reside on or have access to Herron Island without a guest pass. This agreement allows the tenant(s) the right to use or access common areas belonging to HMC as a resident. The tenant must also execute a Declaration of Residency with HMC.

All leases, rentals and other occupancy of lots on Herron Island are subject to the HMC Bylaws and Rules (the Governing Documents) as they may be amended from time to time.

If a tenant(s) is found guilty of breaking the HMC Governing Documents, HMC may notify the landlord/owner and fines may be imposed.

Per the Bylaws an owner or ownership with multiple owners (an assessable unit) will be allowed a total of 5 vehicle decals which includes decals for their tenant(s). There are no exceptions. The tenant(s) must provide the HMC office a copy of their driver's license(s) and vehicle registration(s) in order to obtain a vehicle decal(s) subject to the rights of HMC. A tenant(s) who resides on the island full-time (resident renter) shall be entitled to ride the ferry at member rates. A tenant(s) who reside(s) on the island only part-time (non-resident renter) must pay guest rates.

When an owner terminates the agreement with their tenant, the Landlord must complete an HMC Notification of Termination of Rental Agreement form.

This policy supersedes all previous policies on this topic.

Reed West
President, HMC Board of Directors

Date

