

7. Use Restrictions:

7.01.01 Rentals

(A) No portion of a dwelling unit other than the entire unit may be rented. All tenancies shall be for single-family residences as defined in applicable zoning codes and regulations and shall not be sub-leased. No dwelling may be rented for less than 90 days and no more than two times during any calendar year.

(B) Homeowners and their tenants are jointly and severally responsible for compliance with all other provisions contained within the Declaration of Covenants and Restrictions for Lake of The Woods of Jacaranda.

(C) Homeowners and their tenants are jointly and severally responsible for damages to common areas resulting from acts of their tenants. Homeowners shall notify the Lake of the Woods of Jacaranda Master Association or its agent, by completing a rental application, of the names of all tenants and rental agents used by the Homeowner and of the terms of the lease of all tenants prior to the tenants occupancy of the premises.

(D) The Board of Directors of the Lake of The Woods of Jacaranda shall have the right to revoke a rental lease or to permit a deviation from these restrictions where in the discretion of the Board circumstances exists which justify such action.