

## Green Grove Rental Policy 8/7/2014

1. After members have moved into Green Grove, there may be circumstances when they are absent from home for an extended period and may wish to rent their home to a nonmember at that time. In order to insure stability of ownership in our community, owner- absent rentals will be limited to 2 homes at any given time.
2. To allow all owners a reasonable opportunity to rent, if needed, each home is limited to a total of 12 rental months during every five years. If an owner's absence exceeds 1 year, they will meet with the community to review their long-term plans for membership. It requires the consensus of the members of the community for an absent owner to continue to rent beyond 1 year.
3. The owner continues to be responsible for monthly payment of the HOA dues and all renter assessments during any rental periods.
4. The owners are ultimately responsible for their renters following and abiding by the community policies, agreements and commitments. If there is a problem with a renter, the community will use the current process for conflict resolution. If the conflict cannot be resolved, the community will determine the action plan to be presented for the owner, or appointed proxy, to implement.
5. Green Grove Co-housing Community permits rental of rooms in an owner-occupied home for no less than a 30 day period. Services (short-term rental to strangers), such as Air B & B are not permitted. (Note: We will revisit whether member-occupied or owner-occupied is the standard, when membership policies are developed)
6. Owners are required to have a written lease agreement with any renters, who by definition will be staying for over 30 days. That agreement must include a rider in which the renter acknowledges familiarity with an agreement to abide by all current policies, agreements, and commitments with exception of decision-

making rights in meetings. Owners will give a minimum of 45 days notice of their intent to rent their home or 30 days notice to rent a room in their home. In the event of sudden and unexpected changes, the required notice may be shortened with community approval.

7. The renter's vehicle will be included in the total number of vehicles allowed for that unit.
8. All potential renters are asked to submit an application that includes a brief biography similar to the bio submitted by owners. The biography will be made available to interested members. The application will be reviewed by the rental committee and may be subject to a background check. GGCC will provide an orientation on co-housing to potential renters, discuss community life and invite them to meetings and common meals to help insure that the choice to rent here is the best one for the renter and the community.
9. All potential renters will review and agree to abide by all current policies, agreements and commitments.
10. All potential renters are asked to sign our "Participation Agreement" which includes accepting responsibility, as owners do, for participating in work projects, meetings and community meals. The minimum work and participation expectation currently is figured per month per resident. For members or renters unable to complete their work assignments, an assessment fee will be charged.
11. Owners will be responsible for an extra resident assessment fee (i.e., extra resident above the pre-established norm for each house) for renters. The same assessment applies to guests who stay for more than 30 days (a guest becomes a renter or resident after 30 days).
12. Under special circumstances, exceptions to this policy may be granted by the community.
13. This policy will be reviewed and amended if needed, by the community.

(Adapted from Ashland Co-Ho and Cully Grove Co-Ho policies 8/7/2014)

