

CENTENNIAL COMMONS

Application for Leasing Permit

Pursuant to Article IX of the Amended and Restated Declaration of Covenants, Restrictions and Easements for Centennial Commons Subdivision, (the Declaration), the leasing/renting of Residences is prohibited except as provided in Article IX. Owner's desiring to lease their Residence may do so only if they have applied for and received from the Board a leasing permit. Applicant also understands we are a single-family dwelling as described in Cobb County Code.

Owner is advised not to enter into a lease agreement prior to the Board's granting of a Leasing Permit and approval of the form of owner's lease agreement. Owners entering into a lease agreement in violation of Article 9.4, shall be subject to sanctions, including without limitation, reasonable fines of \$25 per day until such violation is corrected.

Owner Name: _____

Phone Number: _____

Property Address: _____

Email: _____

In applying for a leasing permit, Owner states that he/she is familiar with agrees to abide with the Declaration, Bylaws and rules and regulations in their entirety, has read and understands Article IX of the Declaration as it pertains to leasing within the Centennial Commons subdivision, - and acknowledges following:

- Owner shall provide the Board with its proposed lease agreement form at least 7 days prior to entering into the lease, which the Board shall approve or disapprove based on compliance with Article IX, Section 9.6 of the Declaration.
- The Board will not approve any lease agreement unless the Owner is current with fees and assessments and is not then in violation of any Association covenants, rules or restrictions.
- A \$50 Leasing Permit Fee is payable to the Association.
- There is an annual \$50 Document Review and Filing Fee payable to the Association.
- The lease term must commence within six (6) months from the date of issue of the leasing permit.
- Leasing Permit shall be valid only between the Owner and the Association and shall not be transferable between Lots or Lot Owners.
- Leases must be for an initial term of not less than six (6) months, not greater than 24 months. Within ten (10) days from the execution of the lease by both parties, the Owner shall provide the Board with a copy of the executed lease and the names, phone numbers, and email addresses of the lessees.
- Residences may only be leased in their entirety (i.e., no leasing/renting of a portion of a Residence) and subleases are prohibited. We are a single-family dwelling community as described in Cobb County Code.
- The Property Owner must provide the tenant copies of the Declaration, By-Laws and rules and regulations. Owner and/or Lessees (tenants) failing to comply with the Declaration/By Laws or Association rules shall be subject to enforceable action, including, without limitation, reasonable monetary \$25 per day fines.
- **Owner is solely accountable for conducting a prudent criminal and financial background check on a prospective lessee and shall hold the Association, its members, officers, directors, and agents from and against all claims, damages, losses, and expenses including, but not limited to, attorney's fees, arising out of, related to, resulting to or resulting from the actions of Owner's lessee.**

Owner: _____ Date: _____

Make check payable to CCHOA. Mail Permit and check to:

CCHOA Secretary

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5247 Centennial Hill Dr
Acworth, GA 30102