

BAKER HEIGHTS HOMEOWNERS ASSOCIATION, INC.

Leasing Hardship Guidelines

*Adopted in 2002
Confirmed in 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010
Updated & Confirmed in 2010*

The Baker Heights Homeowners Association, Inc., Board of Directors has met and established the following Guidelines regarding Leasing Hardship for all Members based upon the recorded Covenants, Conditions and Restrictions of the Association:

1. The Association will accept applications for Hardship for Leasing requests if they meet the following conditions:
 - a. The Member has had their unit on the open market For Sale with a Real Estate Agent, listed in the MLS, for a minimum of six (6) months with no interruption;
 - b. The Member must present to the Association a copy of the lease agreement that includes clauses whereby the Tenant agrees to comply with the Covenants of the Association. The Member shall provide a full set of the Covenants to the Tenant. (The Association recommends that Members use a real estate management company to handle the leasing and management, but it is not a requirement);
 - c. The Member agrees and acknowledges they are still responsible for any and all HOA dues as well as maintenance obligations of the property. They further acknowledge that they are solely responsible for the conduct of their Tenant at all times; and,
 - d. The Member is in good standing with the Association. Any and all fees or charges must be paid in full. In addition, the Member must not have any existing ACC Violations.
2. The Association will accept applications for Hardship at any time for any work or military transfer outside of the Metropolitan Atlanta area that requires a Member to move in a short time frame. This application is subject to the Association's receipt of written verification of said transfer. The Member also must follow Section 1.b, 1.c and 1.d as listed above.
3. The Association will accept applications for Hardship at anytime when any Member encounters medical conditions that cause them to move from their property. This application will be subject to the Association's receipt of written confirmation from a certified medical professional. The Member also must follow Section 1.b, 1.c and 1.d as listed above.

For all of the above conditions (or any other conditions) and whenever a Hardship Application is approved, the term of Lease is limited to one 12-month period. Upon the expiration of the Lease term, the property must be vacated and marketing attempts for another one-year period must then be satisfied again before making another application for Hardship. Under no circumstances will a lease term renewal be approved.