**Forge Reserve Homeowners Association Rental Property Agreement**

Currently the Forge Reserve Homeowners Association, Inc. (“Forge Reserve”, or “HOA” herein) bylaws permit the use of homes as rental properties as long as lease agreements abide by the terms of the current HOA bylaws, covenants, and architectural standards.

It should be noted by homeowners/lessors and renters/lessees that the current members of the HOA can vote at any time, with proper notification to all members, to cease the use of properties for rental purposes with a duly raised motion and two-thirds approval of all members of the HOA. Should such a vote be taken to end property rental use, current leases will be allowed to continue until the last day of their annual cycle. It is therefore important that homeowners that wish to lease their property, do so with care and concern to their own property and the members of the HOA, while following all HOA, federal, state, and local regulations, especially those that pertain to fair and equal housing opportunity such as the Fair Housing Act of 1968. Renters/lessees may not claim ignorance to any HOA guideline or regulation and must be provided with copies of all rules, regulations, bylaws and architectural standards and any subsequent modifications provided to the homeowner. It is not the HOA’s responsibility to communicate property use changes or notice of HOA meetings to renters/lessees, these notices will be sent to the homeowner’s provided forwarding address, or sent to the homeowner’s attention at the property’s address if no forwarding address is provided or known.

Specific Forge Reserve Rules Guiding Rental Properties

**Renters/Lessees and Homeowners/Lessors must abide by, and agree to the following:**

1. The HOA Board of Directors must be made aware of an intention to utilize a property for rental purposes by the completion of this document, and signatures affixed by the renter/lessee and the homeowner of record/lessor, or his/her duly appointed agent (when signed and presented with property powers on attorney or other formal documents providing such client/agent relationship with rights to enter real estate agreements on the homeowner’s behalf. The HOA Board must receive this document before a renter/lessee moves into the property.

2. The renter/lessee and homeowner/lessor must both abide by all HOA, federal, state, and local regulations.

3. The HOA bylaws and covenants clearly state that homes, including rental properties, are prohibited from being used as multi-family dwellings. This term is defined by state and local code/regulation.

4. Homeowners/lessors are responsible for ensuring:   
 - their property may be used as a rental property per the terms of any existing mortgage or lien on   
 the property;   
 - all taxes, annual HOA fees and assessments, and utility bills are paid in a timely manner;  
 - all required insurance, inspections, and local landlord/lessor permits are obtained;  
 - all local rental codes are understood, and the property is maintained or modified to comply with   
 such codes.

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**Homeowner/Lessor Certification**

Having read the above, I acknowledge the terms of use for rental properties in the Forge Reserve and agree to abide by such terms. I understand the failure to comply can lead to fines, liens, and other sanctions as provided by the HOA bylaws and covenants.

I have attached, or will provide to the HOA, prior to renter/lessee move-in, the following documents: lease agreement for each new tenant (and all future executed versions), executed Baltimore County Rental Registration (and all future executed versions), and homeowner mailing/forwarding address, phone number, and email address.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ /\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Homeowner(s) of Record (or legal representative) Date

Forge Reserve Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mailing Address for HOA Communications: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email Address(es): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

By providing, I agree to HOA communications by email but understand that notices of meetings involving votes/changes to bylaws, architectural, or HOA regulations, will be provided by first class mail to the address provided above, or the property address if blank.

**Optional Property/Homeowner Information**

Does your home have an alarm system?: YES NO

If yes, name of service provider in case of emergency or false alarm: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Have you registered the alarm system with Baltimore County? YES NO  
  
Emergency Point of Contact & Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Forge Reserve Homeowners Association Rental Property Agreement – Page 3/3**

**Renter/Lessee Certification**

I have been provided with the Forge Reserve HOA regulations, bylaws, covenants, and architectural standards and agree to abide by them while residing in Forge Reserve.

I may also find this information and notice of upcoming HOA meetings at [www.forgereserve.com](http://www.forgereserve.com) . I understand that I may attend HOA meetings as a guest, but may not take part in voting or community decisions.

I understand that the property may not be used as a multifamily dwelling.

I understand that I may not sublet this property (unless ownership rights are conveyed).  
  
Signature of Renter(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   
   
 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   
  
  
Forge Reserve Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renter/Lessee Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email Address (for unofficial HOA communications): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Forge Reserve has a Facebook Group page at <https://www.facebook.com/groups/forgereserve>  
renters/lessees may request permission to join to receive real-time emergency notices or community happenings.

This document must be returned/mailed to: Jason Walsh, 4 Kyle Creek Ct., Perry Hall MD 21128 prior to renter move-in. Do not leave this in a mailbox without proper postage.

Questions/Concerns can be raised to the HOA President: Jason Walsh 410-302-9177 or use the Contact Us form on the forgereserve.com HOA website.