

Rental/Sale Procedures

The following are the rules regarding rental/selling of TRCHA units:

- **Per TRCHA Declaration of Condominium, Article XIX, Section D(5)(a): No judicial sale of a unit or any interest therein shall be valid unless:** (a) The sale is to a purchaser approved by the Association which approval shall be in recordable form, executed by two officers of the Association and delivered to the purchaser.
- **Per TRCHA Declaration of Condominium, Article XIX, Section C(1):** *"Should the unit owner wish to sell, lease, or rent his condominium parcel to anyone who is not his spouse, he shall, before making or accepting any offer to sell, purchase, lease or rent his condominium parcel, deliver to the Board of Directors at the office of the Corporation, a written notice of his intent to sell, lease, or rent, which notice shall contain the terms of the offer he has received, which he wishes to accept or the terms of the offer he is prepared to make, the name and address of the prospective purchaser or tenant and the business, occupation or employment of the prospective buyer."* "...the unit owner shall be free to make or accept the offer specified in his notice, and sell, lease or rent said interest pursuant thereto to the prospective purchaser or tenant named therein within forty-five (45) days after his notice was given." A background check is done on all buyers or renters.
- **Per Declaration of Condominium, Article XIX, Section E,** maximum allowable rentals in TRCHA are limited to 40 units only, TRCHA cannot guarantee that rental of your unit will be approved. The current wait time is two years.
- **Per TRCHA Rules & Regulations, paragraph B.2:** *"Prior to selling, leasing or renting a unit, the owner shall, before accepting any offer, receive approval from the Board of Directors (Article XIX, Tavares Ridge Declaration of Condominium). **Units owing \$300 or more in unpaid fees will be denied rental status**"*
- Any and all renters or new owners must be interviewed and approved by the Board of Directors. This includes changing of renters at approved units.
- The owner of the unit must have lived in the unit for 12 months prior to submitting a request for renting of their unit.
- If an approved rental unit is vacant sixty (60) days, it will be removed from the rental list and the next owner on the waiting list will be allowed to rent their unit. That unit will have sixty (60) days to find a renter before the vacancy is offered to the next owner on the waiting list.
- If a unit is approved for rental and does not pay the maintenance fees, TRCHA has the right to demand all rental payments be made to TRCHA until the fees have been paid in full. The owner of the unit is liable for all legal/collection expenses for this action.
- **Per TRCHA Declaration of Condominium, Article XIX, Section C(1):** If a unit is rented without prior Board approval, TRCHA has the right to evict the occupant and the unit owner will be liable for all legal expenses for this action.
- Please submit the appropriate application to the Board of Directors for either renting or selling of a unit. These forms are located on our website: <https://trchainc.wixsite.com/trcha>