

## **Stonehenge HOA Policy on Rental, Lease, Occupancy Residences and Resident Responsibilities**

### **ATTACHMENT I**

#### **Reference -- City of Brentwood, Tennessee Municipal Codes Sec. 78-19(a). - Single-Family Residences.**

For purposes of this chapter, a dwelling unit will be considered a single-family residence only if its permanent occupants are limited to one of the following categories:

1. One individual.
2. Any number of persons related by blood, marriage, adoption or foster care.
3. A group of persons consisting of an individual or any number of persons related by blood, marriage, adoption or foster care, such occupant(s) being referred to as the "primary occupant(s)" for the purposes of this section; plus no more than one person who is not related to a primary occupant, and the biological or adoptive children of that person; all of whom occupy the dwelling unit and function as a single housekeeping unit with common kitchen facilities.

Providing unrestricted access to the entire dwelling to all occupants; sharing food and other necessities; and sharing household expenses and responsibilities are indications that a group of persons is living as a single housekeeping unit. For purposes of this section, at least one of the "primary occupants" of a residence must have evidence of a legal right to occupy the property, such as being named on a deed or lease to the property.

#### **Reference -- City of Brentwood, Tennessee Municipal Codes Sec. 78-19(e). - Single-Family Residences.**

With the exception of bed and breakfast lodges permitted under the provisions of this chapter, no single-family residence or portion thereof may be rented out to any tenant(s) for a period of less than three months. As used in this subsection, "tenant(s)" shall refer to one or more persons actually occupying a residence or portion thereof. Notwithstanding the foregoing, if a tenant has occupied a residence for a period of three months or more, the same tenant's occupancy may subsequently be extended for periods of less than three months.

**Stonehenge HOA Policy on Rental, Lease, Occupancy  
Of Residences and Resident Responsibilities**

**ATTACHMENT II**

**List of Fees, Violations, and Fines**

**Fees**

1. A fixed fee for the initiation or renewal of a long-term lease	\$500			
2. Court costs and reasonable attorneys' fees for enforcement of Policy and collection of fines and fees		As determined case by case		
		First Offense	Second Offense	Third Offense

**Violations and Fines**

1. A long-term lease arrangement and not informing the Board or not providing a written contract copy to the Board prior to tenant occupancy .....	\$500	\$1,000	\$1,500
2. A long-term lease arrangement and then subleasing the home .....	\$1,000	\$2,000	\$3,000
		Or the amount of compensation received, whichever is greater	
3. A long-term lease arrangement that only leases a portion of the home .....	\$1,000	\$2,000	\$3,000
		Or the amount of compensation received, whichever is greater	
4. Partitioning a home's interior for multi-family living arrangements .....	\$1,000	\$2,000	\$3,000
		Or the amount of compensation received, whichever is greater	
5. Allowing a multi-family living arrangement in a home .....	\$1,000	\$2,000	\$3,000
		Or the amount of compensation received, whichever is greater	
6. Executing a short-term lease (rental) of any type -- party rentals, vacation rentals, bed and breakfast, etc. ....	\$1,000	\$2,000	\$3,000
		Or the amount of compensation received, whichever is greater	
7. Advertising or marketing a home for short-term rentals of any type .....	\$500	\$1,000	\$1,500
		Or the amount of compensation received, whichever is greater	
8. Operating any home as a place for a commercial purpose .....	\$1,000	\$2,000	\$3,000
		Or the amount of compensation received, whichever is greater	