

The Brio Leasing Permit Policy

ARTICLE 14.2 (c)

(c) Maximum Number of Units Leased. No more than thirteen (13) units may be leased at any one time. Prior to leasing a unit, the owner must obtain a permit from the Brio Condominium Owners Association (“the Association”)...

Therefore, the Board of Directors has established the following policy to govern the leasing of Units and may be amended from time-to-time by the same.

1. All regime fees and/or assessments must be current in order to obtain a leasing permit.
2. Unit owner must apply to the association manager for a leasing permit prior to the leasing of the unit.
3. Once a leasing permit has been issued, the unit owner has 60 days from the date of issue to secure a tenant. If the unit owner has not obtained a tenant within 60 days, the permit will be forfeited. However, the owner may request a one-time extension of 30 days. If a lease is not executed within the additional 30 days, the permit will be forfeited and the owner will rotate to the bottom of the waiting list.
4. Owner must negotiate a 12-month lease and provide a copy of the lease and a signed copy of the current rules and regulations of the Association (by the tenant) to the association manager.
5. In the event a unit is sold or foreclosed with a leasing permit but without a tenant, the leasing permit is withdrawn.
6. In the event a unit is sold or foreclosed with a leasing permit and the tenant vacates, the leasing permit is withdrawn.
7. In the event a unit is sold with a leasing permit and a tenant and the new unit owner retains the tenant, the leasing permit will remain with the unit.