
Quail Valley Lot Owners Association

NOTICE TO OWNERS:

In an effort to maintain and improve the appearance of the community, the Board of Directors has implemented the following Rules and Regulations for Quail Valley Lot Owners Association. In a duly noticed Board meeting the following Rules and Regulations were established.

- Trash cans, recycle bins, garbage bags and any other debris must be kept completely out of sight from the street except on pick up day. This also applies to yard waste.
- All toys, play structures, bikes, grills and sporting equipment must be stored out of sight when not in use.
- No basketball goals/nets are to be facing the sidewalk, the easement or the street at any time. Must be facing driveways only. Basketball goals should never be placed in the street for any reason. Basketball goals and nets shall be properly maintained at all times.
- Rental verification processes have been established:
 - No owner should allow a tenant/s to occupy their home without the approval of the Board of Directors
 - An application must be completed before tenants can take possession of a home
 - Each applicant of the age of 18 years shall be required to pay a processing fee of \$50 for the first applicant and \$35 for each additional applicant over 18 years of age. Minors under the age of 18 are not required to submit an application.
 - Quail Valley does not allow "For Rent" "For Lease" signs placed in the yard or windows of any kind.
 - Background checks will be administered through EPM Services (Management Company) who contracts a third party vendor for all verifications.
 - Quail Valley property owner will be given an "Accept", "Deny" or "Deny due to lack of information" status.
 - Denied applications will be provided with a contact for the third party vendor if so requested.
 - The City of Minneola also requires home owners who wish to obtain a renter's license to file an application with the City. This would allow the tenant to then visit City Hall and obtain water in their name.
 - Existing tenants that have established residency for 2 years or longer and have no violations are grandfathered in to this Rule. Future tenants will be required to register with the City as well as apply with the association.
 - All leases and or rental agreements are to be for 12 months or longer. Quail Valley does not accept short term rentals, vacation homes or Air B & B rentals.