



CAROLINA COLOURS
FAMILY, SEASONAL & RETIREMENT LIVING

CAROLINA COLOURS TENANT POLICY

Several homeowners in Carolina Colours have leased their homes. The management of Carolina Colours Association, Inc. welcomes tenants, as long as the rental term is as set out in the applicable Protective Covenants. Generally, that term is 6 months, but reference needs to be made to the Covenants applicable to a particular community for certainty.

A number of tenants appear in the office with no understanding of what to do to get services, or who is paying for what (data charges, dues, etc.). Rental agents often have no understanding of the Carolina Colours structure, and thus don't address issues in the rental agreement.

1) All billings for association dues and assessments, including Optimum bundled charges of \$68 per month which includes TV and internet, at all times remain the responsibility of the property owner.

2) Your tenant may utilize Association amenities such as the Pavilion but will not be able to charge for services except as set out below. With your written permission, the tenant may charge Pavilion expenses to your Association account, but cannot do so without your permission. The owner will be responsible for getting reimbursement.

3) Any tenant wishing to be issued a fob for Pavilion access to the workout facilities charging privileges must complete an application form and present a fully executed copy of the lease or rental agreement to the Association.

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