

HUNTER HIGHLANDS PHASE II

2026 OWNER RENTAL APPLICATION DUE BACK BEFORE 1/31/26

Annual Fee \$1000

PLEASE FILL OUT THE FORM AND EMAIL TO: hhphase2board@gmail.com

***The application fee will be billed to you after we receive your application. It will be applied to your regular monthly invoice.

As Per House Rules Updated November 9, 2025 excerpt from Section 16 below:

d) All homeowners who rent their units short term, monthly, annually or seasonally must register with The Board and our property manager by filling out a Rental Application Form, pay the annual fee of \$1000 and provide the necessary additional insurance documents. Prior to every time a rental occurs the owner/manager must submit by email a Renter Info Form stating the unit number, dates, names, contact phone number, vehicles and plate numbers of those who are permitted to be in their unit. These forms and instructions can be found on our website.

REMINDER NO PETS PERMITTED!

All those renting outside of the town law and/or the house rules will be fined and restricted from renting. All fines shall be added to and due with the owner's next monthly condominium dues.

Homeowners are not permitted to rent with any outstanding monthly dues or fines. If you do not register and pay the annual fee it will result in an additional \$500 fine.

***No short term rental (less than 30 consecutive nights) will be permitted without proof of a Town of Hunter rental permit. All unauthorized rentals will be reported to the town

Hunter Heights Unit # _____

Homeowner Name _____

Contact Email: _____

Contact Phone: _____

Check all that apply: Seasonal/Annual _____ **Monthly** _____ **Short Term** _____

The board reminds homeowners that there are 4 people permitted in a one-story unit, 6 people in a two-story unit, and 8 people in a three-story unit, including children. All renters shall have 2 permitted vehicles to be parked on premises. This information, along with House Rules, will need to be effectively communicated and managed by owners renting their units.

All Homeowners who rent their condos must have additional liability insurance in the minimum amount of \$1,000,000.00 Policy must say "dwelling- rented to others" and name Hunter Highlands Phase II Condominium, PO Box 322, Hunter, NY 12442 as additionally insured.

A copy of this Insurance certificate must be emailed to hhphase2board@gmail.com with your application.