

## HUNTER HIGHLANDS PHASE II

### 2025 OWNER RENTAL APPLICATION DUE BACK BEFORE 1/1/2025

### 2025 Annual Fee \$1000

#### PLEASE FILL OUT THIS FORM AND MAIL WITH CHECK TO THE ADDRESS BELOW

*Hunter Highlands Phase 2, P.O. Box 322. Hunter, NY 12442 Please indicate your Unit # on your check*

**RE: Hunter Heights Annual Owner Rental Application for Calendar Year 2025**

**Due Date: January 1st, 2025 - Fee Due: \$1000 for Period 01/01/2025 – 01/01/2026**

*As Per House Rules Updated November 9, 2024. Section 16 - 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 collected as dues and will be 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 agree to hold harmless Hunter Highlands Phase II. All Homeowners who rent agree that they are 100% liable for any injury's and agree that they are 100% responsible for any, and all lawsuits that may arise involving their renters occurring anywhere on the property and must have additional liability insurance in the minimum amount of \$1,000,000.00*

**CERTIFICATE MUST STATE- 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 before renting your unit.*

**Homeowners Signature: \_\_\_\_\_ Date: \_\_\_\_\_**