



**RE: Rental Property in Lake James**

**Dear Owner (or Property Manager):**

**As you know there are Covenants, Conditions and Restrictions (“CCRs”) that apply to all property in the community, regardless of who occupies the home. During the 2016 legislative session statutes regarding rentals in Homeowner’s Associations were adopted. The following information is now a requirement by the Lake James Homes Association.**

**1. Residential Lot with one detached single-family dwelling. (Article VII, Section 1 of CCRs).**

**1.A. Rental of Property. Per 2016 Virginia Statutes governing community associations, no association can restrict a homeowner from renting out his lot. However, the LJHA can require a lot owner to provide the association with the names and contact information of the tenants and authorized occupants and any authorized agent of the lot owner. The association may also require the lot owner to provide the association with the tenant’s acknowledgement of and consent to all LJHA rules and regulations. Accordingly, the following rules apply to any lot owner wishing to rent out his residence:**

- The lot owner will provide the name and contact information (name, telephone number, email address) of each tenant to the Architectural Committee (“AC”), and provide updated information whenever there is a change in tenants.**
- The lot owner will provide the name and contact information (name, company, address, telephone number and email address) of any authorized agent of the lot owner to the AC, and provide updated information whenever there is a change in tenants.**
- The lot owner will provide his name, telephone number, address and email address to the Architectural Committee.**

- The lot owner will submit to the AC a signed letter from each adult renter indicating that they have seen, understand, and will comply with all LJHA rules and regulations.
- Sub-letting of rooms of home by the owner, primary renter, or property agent is not permitted, nor is “limited residential lodging” permitted. Occupancy by a renter must be under contract for a minimum period of 6 months.

Please review the covenants before renting the property to be sure you are acting within the boundaries of the documents. It is important that you impart this to your renters (and property managers) and provide the occupants with a copy of the covenants along with a decal and security pass for use of the common areas. Copies of the CCRs are available for \$25.00.

It is very time consuming to have to track these changes when we are not notified. Often notices regarding important information is not provided to the owners due to “unknown addressee”. You can view the Minutes and the Newsletters on our website: [www.ljha.org](http://www.ljha.org) to see what is going on in the neighborhood.

We look forward to your cooperation in this regard. Please direct any questions to:

**LAKE JAMES HOMES ASSOCIATION  
ATTENTION: PRESIDENT  
PO BOX 64928  
VB, VA 23464**