

**Daybreak Community Association**  
Town Hall Meeting – February 12, 2018

**Q & A**

**Rental and Leasing of Residential Properties in Daybreak**

**Q:** What is the proposed change that applies to rentals or leasing within Daybreak?

**A:** The Board is drafting an amendment to the Community Charter that will limit lease terms to no less than 30 consecutive days in length and also prohibit any advertising or promotion that would be in violation of the restriction. In addition, there will be a lease addendum required to be completed and submitted for all lease agreements within Daybreak.

**Q:** When will the terms take affect?

**A:** It will take affect June 1, 2018. The Board will provide proper notice.

**Q:** Can an owner rent or lease out their basement?

**A:** A home (or dwelling) can only be leased in its entirety. Separate rooms, floors (including basement apartments) or other areas within the home (or dwelling) may not be separately leased. The only exception includes approved “in-law suites” or “guest house”. These areas may be leased separate from the main dwelling. (Community Charter for Daybreak, Chapter 7.1(b))

**Q:** Can a permitted tenant use the pool, lake or other amenities?

**A:** The owner may transfer their use rights for all Association amenities (including the pools, Daybreak Community Center, lake use, etc...) by completing a transfer form available from the Association or the Daybreak Community Center. Forms are also available online by visiting [www.livedaybreak.com](http://www.livedaybreak.com). By transferring their rights to a tenant, a homeowner surrenders their rights associated with that specific unit.

**Q:** How many homes can I own in Daybreak?

**A:** After owning and occupying a home in Daybreak for a continuous period of 12 months, a homeowner may acquire a second “Investor Unit” which may be rented or leased for residential purposes. The second “Investor Unit” does not have to be occupied by the Daybreak owner prior to renting or leasing. (Community Charter for Daybreak, Chapter 7.1(b), Amendment No.3 and No.4)

**Q:** If I own two homes in Daybreak, can both be rented or leased?

**A:** No. One of the homes must be the primary residence for that owner and the other home can be rented or leased.

**Q:** Who is responsible to inform my renter/tenant of the Daybreak rules and governing documents?

**A:** The owner of the home must provide the renter/tenant with copies of the Governing Documents.

**Q:** Who is responsible or liable if my renter/tenant breaks the rules?

**A:** The owner is. They will receive the violation notifications and be responsible for any violations and associated fines related to their tenants including the tenant’s family and guests.

**Q:** Where can I find a copy of the Governing Documents for Daybreak?

**A:** They can be found online at [www.livedaybreak.com](http://www.livedaybreak.com), click on the Daybreak Community Associaton heading.