

**Beacon Hill Absentee Owner Policies–HOA Copy  
To Be Reviewed and Signed at Closing**

Dear Owner:

Each quarter, Beacon Hill Homeowners' Association sends each property owner a bill for association dues. As you have indicated that you will be an absentee owner, there are certain requirements which the Beacon Hill covenants require you to meet. Please write, on the attached form, your name and address. Bills will be sent to your address of record as owner.

Please note that *every rental lease must contain certain provisions* described below and that *a copy of every lease must be sent to the Beacon Hill Homeowners' Association promptly after signing*. Send the copy to:

Association Manager  
Velocity Construction  
202 Emerson Lane  
Harrisonburg, VA 22802

**Beacon Hill Homeowners' Association Protective Covenants** (Excerpt)

**ARTICLE VIII**  
**SPECIAL PROTECTIONS**

**SECTION 2: Leasing.** No Lot shall be rented for transient or hotel purposes or for any period less than six (6) months without the prior written approval of the Board of Directors. Furthermore, no portion of the Lot less than an entire Lot shall be rented. *No Owner shall lease a Lot other than on a written form of lease: (i) requiring the lessee to comply with the Subdivision instruments and such rules and regulations as are promulgated by the Board of Directors from time to time; (ii) providing that failure to so comply constitutes a default under the lease; (iii) providing that the Board of Directors shall have the power to terminate the lease or bring summary proceedings to evict the lessee in the name of the Owner/lessor upon any such default which is not cured by either the lessee or the Owner/lessor within thirty (30) days after delivery of written notice of such default to each of them.* Each Owner shall, promptly following the execution of a lease of a Lot, forward a copy thereof to the Board of Directors certified by the Owner as true, correct, and complete.

**SECTION 3: Prohibited Uses and Nuisances.**

9. No Lot shall be sold to or occupied by more than three unrelated persons.

I have read and understand the provisions for absentee owners of property in Beacon Hill.

Owner \_\_\_\_\_ Date \_\_\_\_\_

## Beacon Hill Absentee Owner Policies–Purchasers’ Copy

Dear Owner:

Each quarter, Beacon Hill Homeowners’ Association sends each property owner a bill for association dues. As you have indicated that you will be an absentee owner, there are certain requirements which the Beacon Hill covenants require you to meet. Please write, on the attached form, your name and address. Bills will be sent to your address of record as owner.

For your convenience, we have reproduced below the portion of the Beacon Hill protective covenants that applies to leasing. Please note that *every rental lease must contain certain provisions* described below and that *a copy of every lease must be sent to the Beacon Hill Homeowners’ Association promptly after signing*. Send the copy to:

Association Manager  
Velocity Construction  
202 Emerson Lane  
Harrisonburg, VA 22802

### **Beacon Hill Homeowners’ Association Protective Covenants** (Excerpt)

#### **ARTICLE VIII** **SPECIAL PROTECTIONS**

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#### **SECTION 3: Prohibited Uses and Nuisances.**

9. No Lot shall be sold to or occupied by more than three unrelated persons.

I have read and understand the provisions for absentee owners of property in Beacon Hill.

**Beacon Hill Investor Form**

**To Be Completed at Closing**

Beacon Hill Unit Address \_\_\_\_\_

Owner's Name \_\_\_\_\_

Owner's Phone \_\_\_\_\_

Owner's Billing Address \_\_\_\_\_

\_\_\_\_\_

Property Manager's Name \_\_\_\_\_

Property Manager's Address \_\_\_\_\_

\_\_\_\_\_

Property Manager's Phone \_\_\_\_\_

Please return to: Beacon Hill Homeowners' Association  
Velocity Construction  
202 Emerson Lane  
Harrisonburg, VA 22802

## **Investor Agreement**

I understand that I am purchasing investment property in a subdivision that is currently under development. I understand, further, that the builder of this subdivision is advertising homes for sale. In order not to undermine that effort, I agree, when advertising rentals, not to identify Beacon Hill by name without written permission of the builder.

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Purchaser