

IF YOU OWN

DO YOU LIVE THERE?

Yes - if you bought before 8/9/2011, you must sign up to be on the rental wait list IF you wish to rent your unit.

No – if you bought before 8/9/2011 and were renting by that date, you are a “grandfathered” renter, and do not need to take any action.

IF YOU DO NOT LIVE THERE:

Are you renting?

Yes – Did you buy before 8/9/2011? - if you were renting by 8/9/2011, you are a “grandfathered” renter, and may continue to do so.

Yes – did you buy AFTER 8/9/2011? – you must sign up on the wait list and will be notified when you are eligible to rent, EVEN IF YOU ARE CURRENTLY RENTING. In the meantime, your renting is UNAUTHORIZED and you will be fined beginning January 1, 2021. Fines begin at \$100 for the first month, \$200 for the second month and \$500 per month for every month thereafter that you are in violation.

I AM NOT RENTING, BUT DO NOT LIVE THERE.

Occupants of your unit MUST BE FAMILY MEMBERS, either adults related by blood or marriage, people who have a biological or legal parent-child relationship, including stepparents and stepchildren and grandparents and grandchildren, or brothers and sisters. The Occupant’s relationship to the Owner MUST BE ON FILE at the Office, verified by pertinent identification, and notarized. NO RENT of any kind can be collected by the Owner and a signed affidavit attesting to such an arrangement must also be on file in the Office.

RENTAL LIST POLICY

If you are required to submit your name to the wait list, as determined by the policy above, your name will be placed on the list in the order received, on a first-come, first-served basis. Notice to sign the list was sent out earlier this year (2020); ignorance is not a defense.

If you do not opt to sell, you may wait for your turn to rent as other units sell. NO new buyers will be allowed to rent in the meantime, or to purchase with the intent to rent out, unless they submit their names to the bottom of the wait list and are willing to pay the fines until that time.

When your turn comes you will be notified. You will have 2 weeks to notify the Board if you intend to take the opportunity to rent or if you will pass. If you do not notify the Board of your intentions in the 2 weeks after the date you have received the notice you will be placed on the bottom of the wait list and not be allowed to rent. If you notify the Board that you will take on the opportunity to rent you will have 2 months from the date of the notice to vacate your apartment and list it for rent. If you do not comply with the above due dates you will lose the opportunity to rent and have to request to be put back on the wait list.

Signed:  Printed Name: Rosie Shiri Wasto

Position: President, CECA Board of Directors Date: October 15th 2020