

**Board Approved 5-9-07**

**From: Morris Guthrie  
Sent: Wednesday, May 09, 2007  
Subject: Fleetwood Guests**

**Questions arose last year concerning guests use of Fleetwood amenities. The pool rules have been clarified and posted to indicate that guest are welcome to use the pool and don't have to be accompanied by an owner.**

**Another question arose as to who was a guest and are they a guest if they are staying in an owners unit without the owner being present. This was resolved by the following procedure and the same procedure will be in effect this year.**

**Any owner who is allowing friends or relatives to use their unit when they are not present is to notify the Board in writing documenting the arrangement. Persons using the unit are to be identified and the time they will occupy the unit is to be specified. With this information Fleetwood residents will be able to greet and welcome visiting guests.**

**For extended stays where questions may arise, the Fleetwood Rental and Leasing Policy is included for your review.**

**Section 13.1 Renting or Leasing of Units. Units may be rented only in their entirety; no fraction or portion may be rented. No transient tenants shall be permitted. All leases must be for a term of not less than one (1) year except by written permission of the Board of Directors in its sole discretion. No more than six (6) units can be leased at any one time except in the case of hardship, which shall be determined by the Board of Directors in its sole discretion. All leases and lessees are subject to the provisions of the Declaration, Bylaws, and Rules and Regulations. The Unit Owner must make available to the tenant copies of the Declaration, Bylaws, and Rules and Regulations. All leases and lessees are subject to the approval by the Board of Directors which shall not be unreasonably withheld. Unit Owners must provide the Board with a copy of the proposed lease and arrange for an interview between the prospective tenant and the Board or its designee, prior to allowing occupancy of the Unit by a tenant. The Board shall not discriminate against any prospective tenant on the basis of race, religion, national origin, age, disability, familial status or for any other unlawful purpose.**

**"Leasing" for purposes of this Declaration is defined as regular occupancy of a Unit by any person other than the Owner for which the Owner receives any consideration or benefit, including a fee, service or gratuity.**

**Morris Guthrie  
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## **Policy for Use of Fleetwood Amenities**

**(from The Fleetwood View – August, 2006)**

**There seems to be some confusion concerning use of the pool by guests and who is an owner. For clarification, an individual or person who has chosen to place a Fleetwood unit in a trust is an owner, the same as one who records the unit in an individual or joint ownership name.**

**Multiple people can be named in a trust and they are considered as co-owners. At Fleetwood such individuals should be considered as owners when it comes to the use of amenities.**

**These individuals also have the privilege of bringing their guests to use amenities such as the pool and the Clubhouse. Guests staying in an owner's unit will have access to all Fleetwood amenities. Responsible guests of owners will no longer be required to have the owner accompany them to the pool.**

**If there is some question about a new or unknown face at the pool or Clubhouse, please introduce yourself to the "stranger", ask for their name (if not volunteered) and determine what unit they are using or whose guest they are. A simple welcome gesture elicits conversation and answers a lot of questions. It is indeed rare, if ever, that a total stranger who has no ties to Fleetwood has used our facilities.**

**Some of the rules will be removed from the posting and new signs provided, particularly at the pool. We thank you for understanding and cooperation.**

**Boyce and Jeanette Whitmire, Clubhouse and Pool Co-Chairs,  
Ron Rosenberger, Clubhouse and Pool Board Member**