

Sebago Cove Estate Homeowners Association Regulations for Rental Properties

These Rental Bylaws are effective June 10, 2023 and replace the guidelines in place dated June 1, 2013.

These regulations are intended for rental properties signing a lease for less than one year and apply to all renters. A Renting Homeowner is required to deliver to the renter a copy of the Sebago Cove Estates Homeowners Association (SCEHOA) Rental Bylaws.

Owners must notify the association if they are planning to rent their property.

Homeowners must recognize that the tenants they rent out to are their responsibility. Any violations their tenants make must be shouldered by the property owner.

Owners renting their property need to submit to the associations' board of directors a copy of the listing or ad for the rental property, as well as any rental guidelines they provide to renters. All rental guidelines issued to renters must note the residential nature of the neighborhood and that all surrounding property, including the waterfront, is privately owned and not accessible to renters. Owners can obtain the rental bylaws by contacting the board of directors or visiting the SCEHOA website.

Owner contact information (phone, email and current permanent address) must be on file with the association. If there is a property manager or other person managing the rental property it is suggested that person's contact information also be provided to the SCEHOA board of directors.

Association dues and any other required association fees or assessments must be current before a property can be rented.

All Renters must abide by all bylaws of the association, same as owners. It is the responsibility of the owner to ensure renters are aware of the associations' bylaws.

Renters are not allowed use of SCEHOA common areas, including docks, unless accompanied by the lot owner.

The associations 'quiet period' starts at 10:00 pm. Loud parties, fireworks, or other noise that will disturb neighbors is not allowed. The association reserves the right to impose fines on owners whose renters do not follow the guidelines with regards to disturbing other neighbors.

No hunting or fishing is allowed within the SCEHOA association, either on homeowner or association property.

Renters must keep the property free of debris. A fee will be charged to the property owner for any cleanup required by the association.

Renters are not allowed use of 'off road' vehicles such as ATV's, dirt bikes, golf carts, snowmobiles, etc. on association property.

Owners must pick up after their pets and all pets must be on a leash.

Approved by a vote of the SCEHOA Board of Directors on June 10, 2023.