



# HIDE-A-WAY LAKE CLUB, INC.

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## RENTAL APPLICATION

PROPERTY OWNER: \_\_\_\_\_ LOT #: \_\_\_\_\_

RENTER: \_\_\_\_\_

### POLICY FOR RENTERS:

Per covenant 22\*, home rental is allowed only if the Property Owner owns one home in the community and is declared as intended residence. The rental must be for a minimum of six months lease. Short term rentals will not be allowed. *Commercial rental will not be allowed. Commercial rental is defined as use of a resident's property to earn money and profit from that use.*

The following home rental is prohibited:

- **Rental application will not be approved if renter has any issues/violations/variances on HAWL's records.** It is strongly advised for the property owner to perform their own background check.
- **No company owned homes can be rental property.**
- **If owner owns more than one home, neither home can be rented.**
- **Property owner must own home for a minimum of 12 months prior to rental being permitted.**
- **No short term rentals allowed (day, week or month) - lease must be for more than six months.**

All rentals must be approved through the HAWL Office with a completed rental application approved by the General Manager. **The Rental Application must be submitted to the HAWL General Manager at least fifteen (15) days before the rental is scheduled to begin and HAWL will notify the property owner/lot owner and renter/tenant at least ten (10) days in advance of the date the rental is scheduled to begin.** The rental administrative fee of **\$150.00** must be submitted with the application. The rental application will **not** be approved if this administrative fee is not paid in full at the time of the application. **If the application is not approved, the renter/tenant will not be allowed entry into the community.**

The same policies for renters apply as for Property Owners (Members) with the following exceptions:

- All transactions with HAWL are conducted only with the Property Owner.
- The Property Owner must indicate on the rental application if the renter may purchase a car tag/decals. The renter would then have the option of purchasing a car tag/decals or having to use the visitor's lane and showing their driver's licenses to gain entrance into the community.
- **If application is approved, renters may use the beach, playgrounds and the restaurant (cash, check, or debit/credit card only). No other amenities are available to the renter. Renters cannot put their personal boat on the lake or be affiliated (registration/insurance) with any property owner's boat on the lake. Additionally, renters cannot use the pool or tennis courts, cannot use a HAWL credit card, and cannot rent a boat slip, horse stall, and/or RV spot. Furthermore, once a property owner rents their home, the property owner relinquishes their right to use the swimming pool amenity.**

### \*COVENANT 22:

The declared intent of this section is to prohibit commercial rental of any kind of any residence in the Hide-A-Way Lake subdivision.

- a. A lot owner can only declare one (1) residence as an intended residence. That intended residence shall be exempt from all provisions in Section 22.
- b. Rental of any residence other than the declared intended residence is prohibited. The only exception is the declared rental residences at the time of the acceptance of these covenants. Such declared rental residence shall be "grandfathered", and shall continue to be recognized as legitimate rental residence until such time as the property changes title.

