HOWARD HANNA
ALLEN TATE REAL ESTATE

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Falls River Townhomes - Leasing Policy

1 message

Kayla Lavin <KaylaLavin@towneproperties.com> Thu, Nov 5, 2026 at 2:33 PM
To: "lori.walls@allentate.com" <lori.walls@allentate.com>

Good afternoon,

Please see the information below regarding leasing in Falls River Townhomes Association.

- Minimum 6-Month Lease: All leases must be in writing for a minimum term of six (6) consecutive months. Short-term rentals are strictly prohibited.

- 12-Month Ownership Waiting Period: New owners acquiring title **after** the amendment's recording must own their home for at least 12 consecutive months before they are eligible to rent it out. (Exceptions apply for transfers to an owner's legal entity or acquisitions via inheritance.)

- Required Documentation: A copy of the lease agreement along with contact information for the owner and all adult tenants must be submitted to Management within 30 days of initial rental or renewal. Towne Properties has already begun contacting existing landlords to request current lease information.

- **Required Lease Provisions:** Each lease agreement must explicitly state that it is subject to the Declaration and Bylaws, and that any failure by the tenant to comply with these governing documents constitutes a default under the lease.

Thank you and have a nice day,

TOWNE PROPERTIES

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