

The Forest Carriage Home Association, Inc.
Policy

Title: **No Rental Policy**

Effective Date: July 26, 2026

Approved by: Board of Directors

Date Approved: July 26, 2026

Date(s) of Review: _____

Date(s) of Revision: _____

Scope: Homeowners, Board of Directors

Purpose: The purpose of this policy is to preserve the residential character of the community, promote long-term homeownership, enhance property values, and ensure a stable and secure neighborhood environment.

Policy per the bylaws:

Policy:

1. No Lot, Unit, or Dwelling within the Association may be leased, rented, or otherwise occupied by any person other than the Owner, except as expressly permitted under this policy.
2. This prohibition includes, but is not limited to:
 - a. Short-term rentals (e.g., daily or weekly rentals)
 - b. Long-term rentals or leases
 - c. Use of homes for transient or hotel-like purposes (e.g., Airbnb, VRBO)
 - d. No Game-Day housing
3. Owner Occupancy Requirement
 - a. All homes must be occupied by:
 - b. The Owner(s) of record, or Immediate family members of the Owner (if permitted by the Association)
 - c. "Immediate family" may include spouse, parents, children, or other relatives as defined by the Board.