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To Whom It May Concern:

It has been brought to the District's attention that some realtors may be giving prospective lessees erroneous information. This bad information could result in the lessee being found in default of the provisions of their lease and losing their substantial investment.

It appears that some realtors are telling prospective buyers that they can lease their lake property when they are not using it in order to offset some of the mortgage payment.

Franklin County Water District Rules and Regulations expressly prohibit the short term leasing of District property.

"Short Term Rental" shall mean the lease, sub-lease, rent, or license of any residential unit or portion thereof on Leased Property for a period of less than six consecutive months.

ARTICLE XI

PROHIBITION OF SHORT TERM RENTAL OF LEASED PROPERTY

11.1 No Lessee shall allow any Leased Property, or any residential unit or portion of a residential unit located on Leased Property, to be used as a Short Term Rental.

11.2 Upon investigation by the District and notification to the Lessee that Leased Property is being used as a Short Term Rental in violation of these Rules, Lessee must demonstrate to the District that the Leased Property is no longer being used as a Short Term Rental. Following this initial violation, any future violations of this Article XI shall not be curable and shall be deemed a default of the lease that may be terminated by the District.

The lease with the District requires that the lessee follow the District's Rules and Regulations, and failure to do so will be considered a breach of the terms of the lease and could result in termination procedures being implemented.

It is essential that accurate information on leasing property on Lake Cypress Springs be communicated to prospective homeowners so they can make informed decisions regarding acquiring a new lake home.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Sheila Donica
Administration Manager

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