

Golden Bay Shores Condominium Lease Policy

1. Homeowners must reside in Golden Bay Shores for at least one year before leasing their unit.
2. Homeowners with multiple units in Golden Bay Shores may only lease one unit.
3. Homeowners must register rental with the City of Detroit Lakes before leasing.
4. Before leasing, homeowners must submit the following to the Golden Bay Shores Board of Directors:
 - A copy of the [Detroit Lakes Rental Registration](#)
 - A completed [Golden Bay Shores Lease Agreement](#) (to be updated).
 - A signed Lease Policy Agreement and acknowledgment from the tenant confirming they have read the Lease Policy and the [GBS Information Guide](#).
5. Homeowners must receive written approval from the Golden Bay Shores Board of Directors before the tenant moves in.
6. Non-compliance with Board approval will result in a \$200 fine and may lead to the loss of leasing privileges.
7. The lease must be for a minimum of three months.
8. A maximum of 5% of units (up to 2 homes) may be leased at any given time.*
9. The entire unit must be leased as a single-family residence, accommodating no more than eight occupants.
10. Subletting is prohibited.
11. Pets are not allowed, except for service animals as required by law.
12. Homeowners must provide for garbage collection for their tenants.
13. Homeowners are responsible for damages to common elements caused by lessors and guests.

*Special Circumstance Provision: Certain cases, including but not limited to financial hardship, temporary relocation, prior rental history, or the death of a homeowner, shall qualify for an exemption to the rental cap. The homeowner or their representative must submit a request to the Board of Directors for approval, and the Board will evaluate the circumstances on a case-by-case basis.