

The 2nd Quarter newsletter is set to go out in April 2026.

We are requesting any feedback about the information provided.

Please submit any comments, questions, or concerns to Heritage at info@hpmgj.com.

BOARD OF DIRECTORS:

JOHN MANFRO

DAVID KLEMM

DEB FITZGERALD

FAITH WELSH

Thank you for your support and participation!

HERITAGE PROPERTY
MANAGEMENT
FOR THE BOARD OF
DIRECTORS

CONTACT US

2650 North Ave #116,
Grand Junction, CO
81501

Ph: 970-243-3186

info@hpmgj.com



Rental Cap Amendment: Homeowner Education

FOUNTAIN GREENS PATIO HOMES HOMEOWNERS ASSOCIATION

Heritage Property Management
for the
Fountain Greens Patio Homes
Board of Directors



PROS:

- Can protect property values
 - Can increase owner-occupancy ratio & HOA engagement
 - Can increase pride in ownership
 - Can preserve community finances & stability
 - Can reduce covenant violations
 - Can lower insurance premiums & liability risks
 - Can help maintain financing options for homebuyers
 - Can enhance property maintenance & appearance
- Current homeowners are grandfathered in & keep their investment property until it is sold or transferred**

Understanding A Rental Cap Amendment

A rental cap amendment is a legal change to an HOA's governing documents that limits the number of rental units allowed in a community.

These amendments are often enacted to protect property values, stabilize insurance costs, and maintain community stability.

The amendment typically requires that a certain percentage of the total number of units in the community be reserved for owner-occupied units, based on the size of the HOA.

A rental cap amendment would create a waitlist for new owners interested in renting their property.

To amend the governing documents, 67% of the membership must vote to pass.

CONS:

- Can limit the ability to rent out the property
- Can create challenges in enforcing rental cap percentage
- Can limit the buyer pools to only include owner-occupants
- Can cost the HOA legal fees for drafting the amendment
- Homeowners are forced to better screen any tenants
- Homeowners shall provide renters/tenants the governing documents
- Homeowners shall provide contact information for both landlords and tenants in case of emergencies

