

ASSOCIATION RULES

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LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

Association Rule 1

Rental Rules and Restrictions

A rule for owners with rental properties within the LSPOA area. Owners or property managers of rental units shall:

- A. Pay all Association assessments and LSCSD bills. There will be no separate billings to the tenant.
- B. Be responsible for weekly garbage service to the rental property.
- C. Landscape and maintain the property per the Association's rules on landscaping.
- D. Execute a Landlord/Property Manager Responsibilities/Tenant Information form (Exhibit "A") signed by either the owner or the property manager.

Adopted: December 18, 2014
Resolution 11-14 – Attachment A



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

LANDLORD / PROPERTY MANAGER RESPONSIBILITIES / TENANT INFORMATION

Property Address: _____

Owners' emergency contact number: _____ or _____

Tenants' names: _____

of people: _____ Tenant Phone #: _____

As a landlord, I understand it is my responsibility:

- To provide this information to the Association for each new tenant
- To review the CC&Rs and landlord rental rules of the Association
- To see that the property is maintained at all times eg: landscaping, roofing, exterior appearance
- To be aware all homes are single family residences. Multiple families, sub leasing, or separate room rentals are not allowed
- To pay the combined billing issued for the property (Depart. Public Safety, sewer, water [District] and Association). It is not the responsibility of the tenant and nonpayment will not be used by the landlord as a means of eviction
- To cause the awareness of my tenant that the Association has governing documents and rules and there are District policies, ordinances, and resolutions eg: water conservation or dog licensing, to abide by. Any violation committed by my tenant or invitee is my responsibility.

I, _____, (print owner's name) have reviewed and understand my responsibilities as listed above.

Owner's signature _____ Date: _____

OR as Property Manager, with _____ (firm name), I confirm that we have on file, the above, signed by the owner.

Phone # _____ Emergency phone # _____

Property Manager signature: _____ Date: _____

The following information has been included in the rental agreement:

- A copy of the CC&R's and the rules
- The tenant is subject to and shall comply with each and every provision of the Governing Documents
- All dogs must be licensed with the Lake Shastina Department of Public Safety within 30 days
- Garages are for the storage of vehicles and personal property and are not to be used as living quarters
- Multiple families, sub leasing, or separate room rentals are not allowed.
- Removal of garbage is to be on a weekly basis – preferably by one of the companies servicing the area. Trash cans are to be stored out of sight, except at collection time.

By signing below I state that the above information has been included in the rental agreement.

Owner OR Property Manager: _____ (print)

Signature _____ Date: _____



LAKE SHASTINA PROPERTY OWNERS ASSOCIATION

Association Rule 2

Distribution of Unsolicited Publications

The LSPOA Board of Directors hereby prohibits the distribution of all unsolicited Publications on the roadways, road right-of-ways, and any sidewalk, on any driveway or on any private lot. Unsolicited Publications may be distributed in media boxes as designated and approved by the LSPOA Board of Directors and with their written permission.

Definition of Publications: newspapers, flyers, phone books and other such advertising material.

Adopted: February 10, 2016
Resolution 2-16 – Attachment A