

RULES FOR RENTAL PROPERTIES IN TILlicUM VILLAGE

1. The homeowner has the full responsibility for the rental property. Property management firms are not responsible for the property in regards to the Village rules. The Board of Directors of Tillicum Village has the responsibility to ensure compliance with rules, by-laws, CC&R'S and has the authority to impose fines on out of compliance homeowners.
2. The rental property must stay in compliance with the Tillicum Village Homeowners Association by-laws, CC&R'S and rules as set forth by the Board of Directors of Tillicum Village.
3. The homeowner is responsible for explaining to the renter the rules.
4. These are single family homes only. No Boarding Houses (short term rental, vacation rental, Air BnB, etc) shall be allowed. A single family only, is allowed to rent the property. Renters are not allowed to rent parts of the home to otherwise share the home. No one is allowed to live in recreation vehicles on the property. Recreation vehicles can be used for no more than two weeks by visitors.
5. The homeowner is responsible for the quality of the renter. Anyone other than the owner of a rental property, such as a property management firm, or family friend, etc. is doing the owner disservice if they do not follow the Village rental standards when putting a renter in the property.
6. The owner is required to send the names and phone number of the responsible renters and names of all people living in the house to Diversified Bookkeeping within in one week from the occupancy date. This will be included in the homeowner's property file. Diversified Bookkeeping, 335 NE Lafayette, Bend OR 97701.
7. The number of pets at the rental is not to exceed three. The only outside pets allowed in the Village ar dogs or cats. Dogs must be confined to the homeowners' property at all times. The Common area surrounding the homeowners' rental property is not part of the area allowed for use by the dogs. Homeowners are responsible for informing the renter where the property boundary is and that the Common area is not part of that. When walking the Village, the pet must be on a leash, if not, animal control will be called and the homeowner will be notified that the renters are out of compliance. If the pets become a nuisance to the neighbors the homeowner will be notified and the due process for fines will begin. A pet that becomes a nuisance includes but is not limited to the above items.
8. The yard must be kept to commons standards. Commons are mowed once a week and weed control is done on a bimonthly basis. Watering must be done at least twice a week. Sprinkler systems must be kept in working order at all times. Explaining to the renter that the irrigation water is a set fee and they pay for it whether they use it or not, might help keep the property in good condition. If irrigation controls for neighboring properties are on the rental property, the controls need to be available to those property owners. Under no circumstances is the renter allowed to shut out a neighbor from their water controls. In this case the owner is required to give those neighbors the name and phone numbers of the renters.
9. The number of vehicles at the rental property is not to exceed four. This includes RV vehicles. Loud vehicles and reckless driving by any of the occupants of the rental, on Village streets will be reported to the police and the homeowner will be notified on non-compliance.

10. In home businesses are not allowed on the rental property.
11. Loud and excessive parties and gatherings no matter what times of the day or night are not acceptable. This includes but is not limited to: Loud music, loud cars, live bands, illegal fireworks.
12. Rental properties are required to have garbage service on a weekly basis.
13. The property owner is required to maintain the property to CC&R and by-law standards.
14. Renters are not allowed to add or remove anything on the property without Board of Directors approval. This included but is not limited to: hot tubs, swimming pools, fences, decks, slabs, storage units. Homeowners are responsible for having the proper steps taking in asking for Board approval before anything is done.
15. Renters are able to enjoy the beautiful Common areas. We ask that they not abuse them just as we ask owners not to abuse the Commons. This includes but is not limited to, dumping of trash, throwing items in the ponds, building bonfires, allowing dogs to use the commons as their bathroom.
16. As a courtesy to the homeowners of Tillicum Village, the board has at various times offered a free yard debris pick up in the spring. The homeowner of a rental should inform the renter that they must collect all pine needles and yard debris for collection so that we can pick it up from the rental property. If the renter is doing clean up as part of his rental contract then it will save him dump fees.
17. The village occasionally has a Village Garage Sale in the summer and renters are able to participate in this if they choose. At no cost to them.
18. We ask you as a homeowner of a rental to share the Tillicum Village Monthly Newsletter with the renters. This will keep them up on what is happening here in the Village as they are the ones actually living here.

This is a set of rules for homeowners of rental properties in Tillicum Village. The action of the Board will cover above mentioned items but is not limited to just those items in regard to problems with rentals here in the Village.

The Board will notify the homeowner of the problems and allow a specified period of time to bring the property into compliance. If this does not happen, the Board will start a fine process levied on the homeowner. The fine can start at but is not limited to \$45.00 per day until the problem is corrected. If not corrected at that point the Board will then attach the fine to the house in the form of a lien.

We are striving to keep the integrity of Tillicum Village high as a place to own property, live and enjoy all of the amenities of the park settings and private streets. Pride of ownership is a necessary part of this integrity with regards to rental properties.

Questions can be sent via email to: tillicumvillage@yahoo.com, via letter to: Tillicum Village Homeowners c/o Diversified Bookkeeping, 335 NE Lafayette, Bend OR 97701 or call on of the Board of Directors.