

JUG MOUNTAIN RANCH
Rental Rules and Regulations
March 2020

RULES FOR OWNERS OF RENTAL PROPERTY

1. These rules apply to long term and short term rentals of property.
2. All rentals for 30 days or less are subject to a civic assessment that must be paid to the Association. Owners need to work with the Association to ensure that this fee is being paid. The assessment is currently set at 5% of the gross rental proceeds.
 - The civic assessment shall be paid to the Association quarterly, by April 15 for the months of January through March, by July 15 for the months of April through June, by October 15 for the months of July through September, and by January 15 for the months of November through December.
 - The payment of the assessment shall be accompanied by a report from the rental company to the extent applicable (VRBO, Vacasa, etc), and the state of Idaho sales tax reporting form, to confirm gross proceeds for the quarter.
3. A Notice has been recorded with regard to Rentals within JMR, which points out the provisions regarding the civic assessment. It is also important to note that JMR includes in its original Declaration the ability of the Board to promulgate Rules and Regulations which may restrict and even eliminate rentals.
4. We have found that renters and their owners have been very respectful, and we have not been confronted with this issue. However, it behooves anyone wanting to rent to make sure that you do not rent to large groups, and to ensure that your tenants always follow the rules of the association. There is currently no set maximum number of tenants in a home, however the Board reserves the right to impose a maximum.
5. An owner who intends to rent or lease their property is required to register with the JMR HOA. A copy of the registration form is attached to these rules.
6. All renters are to be provided with a copy of the Rental Rules and Regulations, and all renters are required to sign a document confirming that they have received a copy of and will comply with the Rental Rules and Regulations. The owner of the property shall provide a copy of the document signed by the renter to jmr@jugmountainranch.com prior to occupancy by the renters.
7. Owners who rent their property shall ensure that their renters follow the Rental Rules and Regulations and any other applicable CC&Rs and Association Rules in their entirety and shall be responsible for violations of any applicable CC&Rs and Association Rules, including fines resulting from their renters' violations of any applicable Association Rules.
8. Waste cans on the street for collection by Lakeshore or other services is limited to 24 hours. It is suggested that vacation rentals have trash removed from the property at the time of turnover cleaning. All garbage generated by the renter must be disposed of either through the weekly Lakeshore disposal service or off-site.

9. No parking on the streets is permitted. Improperly parked vehicles may be towed without warning. Adequate space shall be provided on each Lot for off-street parking of renters' vehicles and/or trailers.
10. Owners who rent, shall assume full responsibility for any damages to community property or neighboring private property. It is highly recommended that owners who wish to rent their property seek adequate insurance to cover the acts of their tenants.
11. A home may be rented for residential purposes only. It cannot be used as a wedding venue, or for corporate retreats, seminars, team-building events, or other commercial uses.
12. All General Rules and Regulations not specifically cited in this document must also be followed. Please see the General Rules and Regulations on the JMR website. To the extent Rental Rules are more restrictive than General Rules and Regulations, the Rental Rules shall apply with regard to rentals and tenants.
13. The Board reserves the right to impose fines for violations of these Rental Rules.

RENTAL REGISTRATION
FOR OWNERS OF RENTAL PROPERTY

Lot Owner Name: _____

JMR Street Address: _____

Date: _____

Owner's 24-hour phone #: _____

Owner's Alt phone #: _____

Management Company Name: _____

Management Company Contact Person: _____

Management Company 24-hour phone #: _____

Management Company Alt Phone #: _____

If long-term renter (longer than 30 days):

Renter's name/s: _____

Renter's Phone #'s: _____

Renter's Email address: _____

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RULES FOR RENTAL OCCUPANTS

1. Noise: No excessive noise is allowed. Quiet hours from 10:00 P.M. to 7:00 A.M. shall be observed. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would typically be associated with a single family residential home occupied by the owner. Amplified sound that is audible beyond the property boundaries is prohibited.
2. Lighting: Please do not leave outdoor lighting on all night. The dark night sky is important in Jug Mountain Ranch!
3. Parking: No parking on the streets is permitted. Improperly parked vehicles may be towed without warning. Renters and their guests must park all vehicles and trailers on the rental property in spaces designated for that purpose.
4. Street Usage: The speed limit on all JMR streets is 25 m.p.h. No vehicle, including but not limited to a truck, tractor, dune buggy, motor scooter, motorcycle, snowmobile, ATV, golf cart or automobile shall be driven on the streets of the subdivision for other than legitimate transportation purposes and must be operated or accompanied by a licensed driver.
5. Pets: Any pets permitted at the rental property must be confined on the rental property and not be allowed to run loose or create a nuisance. Any time you are with your pet within JMR but off the rental property, the pet must be under your positive control, you must have scoop bags with you, and all droppings must be scooped and disposed of in the rental property trash.
6. Sewer Usage: Only human waste and toilet paper can be flushed down the toilet. No baby or personal wipes, diapers, etc. No grease or oil allowed to be put in any drain.
7. Trash: Waste cans on the street for collection by Lakeshore or other services is limited to 24 hours. It is suggested that vacation rentals have trash removed from the property at the time of turnover cleaning. All garbage generated by the renter must be disposed of either through the weekly Lakeshore disposal service or off-site.
8. No fireworks or other incendiary devices or the discharge of firearms are allowed at JMR.
9. Recreational facilities: Jug Mountain Ranch has many recreational facilities, and some are reserved for homeowners only. Following is a list of recreational facilities and permitted use:
 - Golf Course and Cart Paths – Summer / Non-Winter Use. All use of the golf course during the golf season is to be scheduled through the club house, and is subject to fees. There is no use of golf cart paths during hours of golf operation, however they may be used for walking during times outside golf operation. This property is privately owned. All posted rules must be adhered to.

- Golf Course and Cart Paths – Winter Use. There is no use of the golf course in the winter, except that snow blown golf cart paths may be used by long term and short term renters. Please stay off of the golf course – snowshoeing, skiing and other winter use of the golf course kills the grass. This property is privately owned. All posted rules must be adhered to.
- Trail System Open to Public – Winter Use. There are extensive groomed skiing and biking trails that are open to the public. These trails generally surround the Club House and wind up the hill behind the Club House (see the map on the JMR website for more exact locations). Long term and short term renters may use these facilities by paying a use fee at the Clubhouse. This property is privately owned. All posted rules must be adhered to.
- Trail System Open to Public – Summer / Non-Winter Use. There are extensive biking and hiking trails that are open to the public. These trails generally surround the Club House and wind up the hill behind the Club House (see the map on the JMR website for more exact locations). These trails are open for use by homeowners, their guests, long and short term renters, and the general public at no charge. This property is privately owned. All posted rules must be adhered to.
- Ponds. Ponds are not available for use by short term renters (30 days or less), for any use, including swimming, boating or fishing.
- Homeowner Only Trails / Trails in Common Areas. There are extensive trails marked “Homeowners and their guests only”. These trails are not available for use by short term renters (30 days or less) for any use, including walking and biking.

Rental Property Owner Name and Address: _____

Tenant Contact Name: _____

Tenant Contact Mobile Phone Number: _____

Dates of Rental: _____ Number of Guests: _____

Please sign below to confirm your review and understanding of these Rules, and your agreement to comply with them.

Tenant Signature:

_____ *Date:* _____ *Date:* _____