

JUG MOUNTAIN RANCH
Rental Rules and Regulations
September 2022

RULES FOR OWNERS OF RENTAL PROPERTY

1. These rules apply to rentals of homes in Jug Mountain Ranch.
2. No short term rentals of homes are allowed within Jug Mountain Ranch. A short term rental is defined as a rental of a home or any portion thereof for a period of 30 days or less.
3. A Notice has been recorded with regard to Rentals within JMR, regarding the restriction on short term rentals. It is also important to note that JMR includes in its original Declaration, prior to the sale of any lot to a third party, the ability of the Board to promulgate Rules and Regulations which may restrict and even eliminate rentals.
4. Maximum Occupants: There shall be no more than twelve (12) people occupying a rental home at one time, and there may be only one set of occupants per rental period. Different groups of occupants occupying the rental home at different times during a single rental period are not permitted.
5. All advertising for any rental of a home, including electronic advertising, must specify a minimum term of rental, which shall not be less than 31 days.
6. An owner who intends to rent or lease their property is required to register with the JMR HOA for each rental period. A copy of the registration form is attached to these rules.
7. Owners who rent their property shall ensure that their renters follow the 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. 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. Violation of Rule #2 above shall result in a fine in the amount of \$1,000 per night that the home is rented for any period of thirty days or less. For example, if a party rents a home for a period of 10 days, the fine shall be in the amount of \$10,000.

13. Violation of Rule #4 above shall result in a fine in the amount of \$1,000 per night occupied by greater than 12 occupants; and, \$1,000 per night occupied by other than the Renter named in the Rental Registration For Owners of Rental Property for the relevant rental period together with the specified number of occupants.
14. Failure to provide the Rental Registration form for each rental period shall result in a fine in the amount of \$500 in the sole discretion of the Board.

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 #: _____

Rental Term (Dates): _____

Renter's name/s: _____

Renter's Phone #'s: _____

Renter's Email address: _____

Number of Occupants: _____