



Hidden Valley Lake

Rental Property Registration Form

The purpose of this agreement is to register owners renting their property in Hidden Valley Lake (HVL) and their tenants. The owner will pay a one-time registration fee of \$1000.00 and an annual fee of \$5,000.00. The tenant will pay an annual fee of \$300.00 if they choose to use Hidden Valley Lake amenities. No rentals less than 6 months shall be allowed in HVL.

Owner(s): _____ Phone: () _____

Tenant(s): _____ Phone: () _____

Rental Property Address: _____

Lot: _____

Dates of Rental Agreement: ____/____/____ to ____/____/____

In addition to this agreement you must complete Contact Information Update Forms.

____/____ I/We understand that when a property is rented the owner(s) will pay a one-time \$1,000.00 rental registration fee and another \$5,000.00 annually.

____/____ I/We understand that the contract between owner and tenant must be a minimum of 6 months and that day-to-day rentals are not allowed in HVL.

____/____ I/We understand that this residence may not be sublet or used as a timeshare in any form.

____/____ I/We understand that to use the amenities in HVL, the tenant must pay \$300.00 annually. If the lease is broken this \$300 fee is non-refundable. **Opt IN**/ **Opt OUT**.

____/____ I/We understand that dock rentals are NOT included in tenant amenities.

____/____ I/We will show proof of address by providing a utility bill for the appropriate address and an executed copy of the lease between owner and tenant.

____/____ I/We will complete a membership information update form and keep all owner and tenant contact information current with the POA Office.

____/____ I/We understand that all property owners renting property in Hidden Valley Lake must submit a completed HVL Rental Property Registration Form to the POA Office for each property rented.

____/____ I/We understand that there is a minimum \$10,000 assessment to the owner for failure to register a property or pay the annual fee.

____/____ I/We understand that as the tenant, I am responsible for all assessments, fines or charges in connection with my actions in Hidden Valley Lake, but that in the case of a default the POA property owner will be held responsible for all assessments, fines, or charges assessed in connection with the rented property.

____/____ I/We understand that as tenants we have no voting rights and cannot hold a Board of Directors position.

____/____ I/We understand that the tenant includes those persons who are renting or leasing a residence and/or leasing residence or property with an option to buy in Hidden Valley Lake.

____/____ I/We have been provided with information to access the Articles of Incorporation and the HVL POA Bylaws as established by the Hidden Valley Lake Property Owners Association and will comply with the directives therein.

____/____ I/We understand that only those persons that can be proven to reside at the rental address and are listed in current contact information will be authorized to receive HVL ID cards.

____/____ I/We understand that the property owner is responsible for maintaining the property in a manner that is consistent with all HVL's property maintenance rules. Any assessments, fines, or charges that are levied if the property fails to adhere to the maintenance rules will be charged to the property owner.

Tenant's Signature Date _____
Property Owner's Signature Date

Note: Both the Renter and the POA property owner must initial each statement.