

## LINCOLN STATION PHASE 1 HOMEOWNERS ASSOCIATION

### RENTAL POLICY

The Lincoln Station Phase 1 Homeowner's Association Board of Directors has created this rental policy in order to maintain the quiet use and enjoyment of our community for homeowners and temporary residents, and to assist in preserving the condition of our buildings and grounds. Every unit owner who rents their unit, whether long term or short term, is required to provide this rental policy to all tenants.

1. Maintain quiet hours between 10:00 pm and 7:00 am. Music to be played at reasonable volume levels at all hours.
2. Parking is limited to 2 cars per unit, directly in front of the unit. Overflow or guest parking spaces on the Lincoln Station property are not to be used by renters. In addition, there is to be no parking of campers, RV's and the like on the Lincoln Station property, whether or not used for sleeping purposes.
3. Boat and snowmobile trailers are not permitted on the property.
4. Cars are to be moved to assist snow plows when on property.
5. No pets allowed.
6. No use of wood burning fireplaces/stoves.
7. Max number of people in a unit is limited to: 2BR Unit: 6; 3BR Unit: 9; 4BR Unit: 12.
8. No primary renters under age 25.
9. No rentals to student groups.
10. All trash to be placed in dumpsters. No trash to be left outside of a unit or outside of dumpsters, as trash attracts wildlife, including bears.
11. No guests of renters who are not staying at Lincoln Station shall be permitted to use Lincoln Station common areas/facilities.
12. Clubhouse and pools are to be vacated by 9:30 pm.
13. Clubhouse Great Room is for the use of unit owners and their guests only, and is not available for use by renters.
14. No open flames on front or rear decks from charcoal grills, tiki torches and the like.
15. **With the exception of units in buildings 27, 32, 35, and 36 from mid December through mid March,** renters and cleaning staff shall be instructed to turn off the water main and hot water heater prior to departing. In order to maintain the safety of buildings 27, 32, 35, and 36 during the colder months specified, the water main must be left on to allow the automatic trickler valves to operate properly.

Any unit owners who become aware of violations of these rules are urged to report incidents to MTR Property Management, or the Lincoln Police Department, if appropriate.

With regard to violations of this rental policy of which the Board of Directors becomes aware, the following fines may be instituted. Behavior of renters and violations of this policy are the responsibility of the unit owner:

For a first offense, the unit owner shall be charged the sum of \$100.00. For the second offense, the unit owner shall be charged the sum of \$200.00. For each succeeding offense, the unit owner shall be charged the sum of \$300.00. Fines are due and payable within 30 days of notice of fine, otherwise shall be added to quarterly dues billing.

Thank you for providing this Rental Policy to your tenants!