



Sturgeon Point Homeowners Association
5635 Lake Road East, Unit 103D
Geneva, OH 44041

Rental Agreement

Unit No. _____

Owner: _____

Address: _____

Telephone: _____ (Owner's Home)

Telephone: _____ (Condo)

Tenant is to sign this form acknowledging that he/she has read and understands this agreement; and agrees to abide by all rules set by the Owner of said unit and by Sturgeon Point Homeowners Association. A copy of the Sturgeon Point Homeowners Rules & Regulations has been given to the Tenant.

Tenant Information

Name: _____

Permanent Address: _____

Home Telephone: _____

Number of people who will be occupying this Unit:

___ Adults ___ Children 12 to 17 ___ Under 12

Rental Period Beginning _____ and Ending _____*

*(This period cannot exceed 30 days. At that time, the board will review a new rental request.)

I have read and understand the rules and regulations and this rental agreement.

TENANT _____

OWNER _____

Tenant's Vehicle(s) (make, model, color) _____

Tenant's Vehicle(s) (License Number) _____

For Board Use Only

- Checkboxes for board use: The unit owner has paid the \$500 deposit... Is this a new rental agreement... The board did not request a background check... The board requested the owner do a background check... The background check was completed without issues... This Rental Agreement is approved... This Rental Agreement is not approved.

Comments:



Short Term Renters and Guests Rules and Regulations

I. Common areas

- A. **General** – All common areas are to be treated with care and consideration for the other owners' and occupants' use of the common areas. No use of the common areas which would reasonably lead to their disfigurement, damage, or destruction is authorized.
- B. **Noise** – Excessively loud music, shouting, or other noises are not allowed in the common areas.
- C. **Sidewalks** – Sidewalks are to be kept clear of debris, animal or other waste, toys, etc.
- D. **Lawns** – Lawns should not be used excessively. The lawns are to be kept clear of all debris, animal and other waste, rubbish, toys, etc.
- E. **Neglected Items** – Items left in any of the common areas overnight or longer will be disposed of.
- F. **Children** – Children play at their own risk and should be supervised at all times.
- G. **Laundry** – Hanging of laundry/towels in any of the common areas or in any of the limited common areas (i.e. decks and porches) or from balcony railings is prohibited.

II. Swimming Pool Rules

- A. POOL TAGS ARE REQUIRED TO BE WORN AT ALL TIMES.
- B. Only owners and their guests permitted.
- C. Absolutely NO GLASS.
- D. NO DRINKING or food in pool or within 3 ft. of the pool edge.
- E. An experienced swimmer must accompany an inexperienced swimmer.
- F. NO DIVING, RUNNING or HORSEPLAY.
- G. Rafts and floats permitted only during slow use.
- H. NO MUSIC at the pool (use ear buds).
- I. No disposable diapers. Must wear plastic swim diaper.
- J. NO SMOKING in the concrete pool area.

III. Rental Procedures

- A. **Occupancy Limits** – No rental of a unit which results in an excessive number of persons occupying the unit overnight or longer is allowed. "Excessive" means, in the case of one bedroom units, more than four persons, excluding children under 12; in the case of two bedroom units, more than six persons, excluding children under 12; and in the case of three bedroom units, more than eight persons, excluding children under 12.
- B. **Camping, RVs, Etc.** – Tenants and guests are not allowed to camp out on the grounds. Guests and tenants are to sleep in the unit, subject to the occupancy limits set forth above.

IV. Parking Regulations

- A. **Limits** – There are two parking spaces available for each unit. Display parking permit on dashboard.

V. Pets

- A. **Limitations** – No pets. Only owners and long-term tenants are permitted to keep pets Sturgeon Point.

VI. Miscellaneous

- A. **Garbage** – Garbage should be bagged and placed in the dumpsters. Garbage shall not be left on porches, decks, or sidewalks.
- B. **No Open Flame Grills permitted.** This includes barbecue, gas, charcoal, hibachi or propane grills. Only electric type can be used. No outdoor fireplaces.