

River Pointe HOA Renter's Occupancy Compliance Guarantee

The residents of the River Pointe Drive Homeowner's Association (HOA) would like to welcome you to our community! River Pointe is a gated community that has some rules that apply to both property owners and renters such as yourself. Before you sign a lease and move in, your landlord is obligated to provide you with a copy of the policies below, and you must agree to abide by all of them as long as you live here. Below is a summary of our residential guidelines.

- 1) Occupancy: City of Logan zoning and the River Pointe Homeowner Association covenants have designated this community for single family residency only, all of whom must be related by blood, marriage, or legal adoption. Subleasing for cost-sharing purposes, or other occupancy for free, of all or part of the house by any other individual is not allowed.
- 2) Yard care, snow removal, and trash: mowing and other lawn care during the summer, and snow removal during the winter, are provided at no extra charge to renters. Your landlord will supply you with additional information on how to set and operate the timer for your yard's sprinklers. To help keep the lawns green, please operate the sprinklers on a regular basis. To assist the HOA in yard care and snow removal, please do not leave toys, lawn furniture, barbecue grills, or other items in the yards, common areas, sidewalks, driveways, or on the street. Trash is picked up once a week on Friday mornings, and recycling every other Friday, from containers supplied by your landlord, that are to be placed by the curb in front of your house and removed within 24 hours and stored inside your garage.
- 3) Pet policy: dogs, cats, birds and small house pets are allowed (subject to your landlord's approval). Please do not let your dog roam free, keep it in a fenced yard or on a leash. If it visits a neighbor's yard, please promptly clean up **after** it. If your dog barks, please do not leave it outside where its noise will disturb the neighbors' tranquility, and please put it in your home when you leave the premises. Sorry, but no livestock, poultry, or animal breeding is allowed.
- 4) Parking: due to the narrow street and limited access, parking is extremely limited inside the gated community. Tenants are allowed no more than 2 cars per residence, and all motor vehicles, including motorcycles, must be parked in the home's garage when not in use, with the garage door closed. Vehicles may not be parked on the yards, sidewalks, or in common areas. Visitors' vehicles, and service and repair vehicles, may park on River Pointe Drive for up to 4 hours during the day (but not overnight), provided that they do not block traffic or the neighbors' driveways. Overnight visitors may park on their host's driveway for a visit lasting no longer than three nights. Overflow and longer-term parking must be off

premises, such as on east Center Street just outside the east gate (subject to City of Logan parking ordinances). Vehicle washing may be done on driveways; however, vehicle servicing or repair may only be done in your garage, and please remove any dirt or grease that washing puts on the driveway or the street.

5) Alterations: please do not make any alterations or additions to the property that are visible from the street without your landlord's and the HOA's written approval. Do not install solar arrays, large satellite dishes, "ham" radio antennas, kennels or doghouses, clothes lines, sheds, new landscaping, or fencing without your landlord's and the HOA's approval. Do not post any signs or banners on your house, in yards, common areas, or on the HOA property along Center Street.

6) Noise and nuisance policy: the River Pointe HOA was founded and is operated as a quiet, single family residential community. City of Logan noise ordinances will be rigorously enforced. Please observe quiet hours during the hours of darkness, and do not create noises loud enough to disturb your neighbors at any time, including lighting fireworks. If your landlord permits, you may smoke in your home, however, please do not smoke in the meeting house, on its patio, or outside in any of the common areas.

If you have any questions about life in our community, please ask your landlord or contact the HOA. (Note: a landlord does not have the authority to waive or modify any of these policies; a landlord is bound by the HOA's restrictive covenants as well.) The policies above apply in addition to the conditions contained in the lease offered by your landlord. Please do not sign a lease until you have read both the lease and the policies above, understand them, and are willing to abide by them. By signing below, you attest that you have read and understand the HOA's policies and agree to abide by them under penalty of action of law.

Date signed: _____ 20__

Address of property on River Pointe Drive: ___ River Pointe Drive, Logan, UT 84321

Printed names of all residents at this address (including minors):

Financially responsible tenant's signature agreeing to observe all the policies above:

Financially responsible tenant's printed name:

Landlord's or landlord's agent's signature:

Landlord's or landlord's agent's printed name:

Landlords: please provide a copy to the tenant and email the completed form to riverpoineutahhoa@gmail.com Thank you!

Filed with HOA Board of Trustees on:

_____ 20____, by Trustee _____

Disclaimer: River Pointe HOA is not responsible for vetting tenants renting from property owners. It is the soul responsible of the homeowner/management company to vet all tenants in compliance with the community CC&R's.