

EMRA RENTAL GUIDELINES AND RESPONSIBILITIES

For EMRA Homeowners who Rent their Properties:

Owners may NOT lease or rent (i) less than his or her entire Dwelling; (ii) for transient or hotel purposes (i.e. VRBO, Airbnb, HomeAway, Flip Key, Room-a-ram-a, or similar Internet rental sites); or (iii) for a term of less than four (4) months in duration without regard to any optional extension period.

1. Please make all renters or tenants aware of our Declaration and Amendment to Declaration, Articles and Bylaws, Lake George Lease and the Rules and Regulations of the Association. These can be found at: www.elevenmile.net
2. Renters or tenants are NOT allowed access to EMRA amenities including but not limited to: **LAKE, FISHING and/or use of LODGE**. Approved amenities for use are: water, trash, roads and gate access
3. The Owner is asked to deliver a copy of the written lease or rental agreement to the Association within ten (10) days of its execution, along with contact information to include driver license and vehicle information for all individuals that occupy the Dwelling.
4. No sub-letting will be allowed.
5. Any failure of the lessee or renter to comply with the terms of the EMRA shall constitute a default and such default shall be enforceable by the Board of Directors notifying the Owner of non-compliance within ten (10) calendar days of the infraction. The Owner will need to correct the infraction within a ten (10) day period. On the 11th day, the Board of Directors will charge a daily penalty of \$25.00 per day until the infraction has been resolved or the Owner and the Board of Directors have come to a written understanding.
6. The Association may impose a leasing fee of \$150.00 payable upon Leasing to EMRA to offset the additional administrative and/or other expenses incurred by the Association to oversee, regulate, and enforce the Association's leasing restrictions, as well as any additional expenses generated by tenants moving into or out of the Community.

7. In the case of any damage or by your tenants within EMRA property, the EMRA board will notify you, the Owner. Then the board will prepare (within a reasonable amount of time from when the damage occurred and was subsequently repaired and/or remediated) an itemized statement with attached receipts, for all such damages.
8. The above statement and receipts will be presented to you, the Owner, by the board. Full payment to EMRA is expected within 30 days. A copy of the statement and receipts will be kept by the EMRA board. The Owner is responsible for handling the situation and reimbursement of payment with their renters.

The “EMRA Rental Guidelines and Regulations” were developed to ensure clear communication of our EMRA expectations to all renters and homeowners. This allows EMRA to be proactive in facing and eliminating renter problems and damage. We respect the right of homeowners to rent and look forward to a successful partnership that insures responsible renters and happy EMRA homeowners.

Note: The EMRA Board recommends that homeowners ALSO provide these “EMRA Rental Guidelines and Regulations” to regular guests and family members visiting on their own. This will ensure that everyone staying at EMRA knows the rules.

RENTER INFORMATION:

Renter: _____ Owner: _____
Contact Person: _____ Contact Person: _____
Contact's cell: (_____) _____ Contact's cell: (_____) _____
Address: _____ EMRA address: _____
E Mail: _____ E Mail: _____
Rental Date: FROM: _____ TO: _____

Dear Renter,

Welcome to our Eleven Mile Ranch (EMRA) community! We, as the Board of Directors and EMRA homeowners, hope you have a wonderful time living and renting here at Eleven Mile Ranch.

To ensure a successful rental, your renting homeowner has provided you with the following "EMRA Rental Guidelines and Regulations". If you have any questions, or need clarification, please contact your Landlord.

Eleven Mile Ranch is a permanent home and/or summer vacation home for all of our owners and we genuinely appreciate your compliance with these "EMRA Renter Guidelines and Regulations".

Have a wonderful time!

Best regards,

Board of Directors

Board of Directors

Attachment: "EMRA Renter Guidelines and Regulations"

“EMRA RENTER GUIDELINES AND REGULATIONS”

(To be signed by Renters)

I hereby acknowledge receiving a copy of the Declarations, Amendments, Rules and Regulations, By-Laws and the Lake George Available at: www.elevenmile.net

- 1) All renters must sign off on their understanding that they have **NO ACCESS TO LAKE, FISHING OR TO LODGE.**
- 2) Tenants must follow all rules for Trash, Water, Roads and Gate Code. **GATE CODE:** Once your homeowner provides the gate code, it is for **YOUR USE ONLY** and **ONLY FOR THE PERIOD OF TIME FOR WHICH YOU ARE RENTING.** Please **DO NOT** give this code to anyone else or use it following your rental time. This is critical for the security of our entire community.
4. Tenant must provide Board with copies of Drivers Licenses, phone numbers, cars to be used on Eleven Mile Ranch property and email address.
5. Damages: You are personally responsible for any damage related to the EMRA common areas, fishing violations/destruction, damage to other owner's properties/buildings, or damage to EMRA properties/buildings, etc.
6. Disturbances/Police Calls: If there is any disturbance caused by you or guests, in which the police are called, this forfeits your right to continue your rental at Eleven Mile Ranch and depending on the situation, your homeowner may ask you to depart immediately. Such a situation may also jeopardize your future rentals as determined by your homeowner and/or the EMRA Executive Board.

7.Guests: If you invite daily guests, they too must comply with all the aforementioned "Renter Guidelines and Regulations". YOU are responsible for ensuring that they fully understand the rules and know that they must comply. You are fully responsible for you guests and any problems/damages related to them.

I hereby acknowledge receipt of the Eleven Mile Ranch Association (EMRA) "Renter Guidelines and Regulations". I confirm the commitment of myself, all those in residence with me, and any additional guests, to follow these EMRA "Renter Guidelines and Regulations

Renter: [Name printed] _____

Renter's Signature: _____

Date signed: _____

Return original to: EMRA, P O Box 591, Lake George, CO 80827

AND/OR email a copy to: secretary@elevenmile.net