

Rules for Tenants - River Rim Ranch

We welcome you to enjoy beautiful River Rim Ranch Division I. Please note that our community is primarily an owner-occupied residential neighborhood, with full time and part time homeowners who expect the quiet enjoyment of their homes. In order to insure your safety and the best experience for you and our resident homeowners, please comply with the following rules:

Rules for Tenants

1. At all times, please limit conversations, music, and all other noise to levels that will not disturb neighboring properties. Particularly, Tenants must observe designated "Quiet Hours" from 10 pm to 8 am.
2. The maximum occupancy allowed for any residence is limited to 2 persons (over the age of 12) per bedroom.
3. A residence may only be used for normal residential purposes.
4. Large parties and events, and all commercial activities, are prohibited.
5. A Tenant may only park a certain number and type of vehicles at the Residence.
 - a) Tenants may park their vehicles in the residence garage, but only if permitted by the Owner.
 - b) The Tenants (in the aggregate) for any one residence may park no more than four (4) vehicles in the residence driveway at any time.
 - c) Only passenger vehicles and trucks of one ton or less may be parked in the residence driveway.
 - d) No Tenant vehicle of any kind may be parked on any road in River Rim, on any road in the cabin area, in the cabin area parking lots, or on any unpaved surface.
6. No RV, camper, travel trailer, tent trailer, trailer of any size or type (whether or not attached to another vehicle), commercial vehicle, or the like may be parked in a residence driveway or in any other outdoor location within the confines of the River Rim neighborhood.
7. No temporary dwelling (such as a tent of any size or type) may be erected or placed at River Rim or used for sleeping, cooking, or entertaining, or otherwise occupied at any time.
8. No fireworks are permitted. No outdoor fires are permitted, unless contained in a permanent outdoor fireplace or grill. At times, the areas in and around River Rim may be dry and highly flammable; even a minor spark may start an unintended fire.
9. Trails are for walking only. No Tenant-operated motorized vehicles of any kind are allowed on the trails. The trails are steep, covered in loose gravel, and may be slippery. Tenant acknowledges it will use the trails at their own risk.

10. Tenant motorcycles, ATVs, snowmobiles, and similar vehicles may only be driven on River Rim's main, paved roads to enter the neighborhood from, and exit to, the state highway. They may not be used on trails or elsewhere in River Rim. All the parcels in River Rim are privately owned; even a parcel without a residence is private property and may not be entered or used by others.
11. If a household pet is allowed by the Owner of the residence, it must be kept under control and on a leash at all times while outside the residence. All pet messes must be properly disposed of.

By signing below, the Tenant agrees that:

(1) The Tenant **accepts the terms and conditions of these Rules for Tenants** of River Rim Ranch relating to the lease of a residence at River Rim Ranch and agrees to abide by those Rules.

(2) The Tenant shall **indemnify and hold harmless** the River Rim Ranch Owners Association and its owners, agents, and employees from and against any and all liabilities, claims, damages, losses, cost and expenses, including without limitation attorneys' fees, whether suffered or incurred by River Rim Ranch Association with respect to (a) Tenant's conduct within the leased premises or (b) Tenant's conduct occurring in or about River Rim Ranch. Tenant acknowledges that River Rim Ranch Owners Association shall rely upon the Tenant's agreements recited in this document.

THANK YOU for observing these rules for everyone's safety and enjoyment!

Dated: _____

Signature of Tenant: _____

Printed Name of Tenant: _____