

GARDEN HOMES
RENTAL RULES AND REGULATIONS
AS OF JANUARY 2018

These rules shall apply to all Garden Homes Duplex Properties (“Properties”). In addition to restrictions established by law, and regulations that may from time to time be adopted and/or amended by the Board of Directors of Garden Homes at Teton Pines Owners Association (the “Board”) in accordance with the provisions of the Garden Homes CC&R’s, the following restrictions shall apply to the rental of any Duplex Property (the “Property”):

1. In accordance with Teton County Land Development Regulations (“LDR’s”), a Property may not be rented for less than 31 (thirty-one) consecutive days.
2. All leases and/or rental agreements must be in writing and executed by the renter and the owner and/or rental company, and a copy of these Rental Rules and Regulations shall be attached to the lease and/or rental agreement and signed by both the renter and the owner of the Property.
3. A copy of all executed leases and/or rental agreements must be provided to Grand Teton Property Management before the beginning of the rental term.
4. No boats, trailers, buses, motor homes, campers (on or off road supporting vehicles), snowmobiles, go carts, recreational vehicles, all-terrain vehicles, golf carts, industrial or commercial vehicles (both cabs and trailers), abandoned or inoperable vehicles, or any other similar vehicles (collectively the “Prohibited Vehicles”) shall be parked or stored in or upon the Common Areas or streets within the Properties. No vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt on any Common Areas or on streets within the Properties. If any of the above named Prohibited Vehicles are parked, stored or abandoned on any Common Area or street, such Prohibited Vehicle may be removed by a towing company, and all expenses and costs associated with the removal shall be charged to the owner of the Prohibited Vehicle if found. Otherwise, the vehicle will be impounded by the Teton County Sheriff’s Office.
5. No renter shall be allowed to keep more than 2 (two) vehicles (cars, trucks, motorcycles) on the Property during his or her rental term.
6. Restricted Activities are not allowed on the Property. Restricted Activities are any activity which emits foul or obnoxious odors on the Properties or creates noise or other conditions which tend to disturb the peace or threaten the safety of any owner of the Properties, or any noxious or offensive activity which, in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance or nuisance to persons using the Common Areas or to an owner of a Property.

7. Violation Fee Schedule:

(a) \$300 per day for each day of the violation OR one-half of the entire rent amount, whichever is greater.

(b) Fees shall bear interest at 12% per annum.

8. Renters shall not be allowed to have pets on the Property during the rental term; however, a renter shall be allowed to have a certified service animal on the Property and must provide proof of such certification prior to living on the Property.

9. Any alleged violation of these Rules and Regulations shall be reported to any Board member and the property management company. The property management company shall investigate the complaint, and shall notify the owner of the subject property of the complaint. The property management company shall notify the Board of the results of its investigation. Any renter violating any of these Rules and Regulations shall be required to immediately cease and desist from such violation and shall be given 24 hours to comply with such requirement. Should the violation continue for more than 24 hours after notification, the offending renter may be evicted by the Owners Association in accordance with Wyoming law. The costs of the eviction process, including but not limited to legal fees, shall first be charged to the renter. If those costs remain unpaid for 30 days, such costs shall then be charged to and become the responsibility of the owner at issue. However, the owner shall not be liable for costs in excess of the rental amount charged for the entire lease term.

ACKNOWLEDGED AND AGREED TO THIS ____ DAY OF _____,
201____.

Owner
Printed Name: _____

Renter
Printed Name: _____