

In order to maintain the beauty, safety and peaceful enjoyment of all in the West View Shores community, property owners who have decided to allow their property to be rented by nonresidents are reminded of their additional risks and responsibilities as a landlord.

- Property owners are responsible for the actions of their guests, including guests who are renters.
- Property owners are responsible to carry adequate insurance to cover loss, damage or injury to your property, your neighbors or the shared community property of West View Shores from the actions of your renters. You may be asked to provide evidence of this insurance.
- Property owners are responsible to provide adequate parking for renters on your property, not on community roads or open areas. Your renters shall not park on non-rented or West View Shores property unless you have made an arrangement with the property owner. West View Shores property is not available for renters parking.
- To reduce the risk of irresponsible and non-compliant renters, property owners are encouraged to rent only to adults over 25 years old and for rental periods of 30 days or more. Single day, and weekend rentals are discouraged.
- To prevent unnecessary police reports and embarrassment, property owners should notify their neighbors of their upcoming unattended house guests. We're all looking out for one another and the presence of someone not known in our community does not go unnoticed.

Your rental agreement outlines your renters' responsibilities as a guest in the West View Shores community. Your rental agreements should include the following.

- Renters shall be prohibited from sub-letting your property.
- Renters shall adhere to the West View Shores Community Rules and Guidelines
- West View Shores Community Rules and Guidelines must be made readily available to renters.
- Renters are prohibited from building fires or using projectile fireworks, including fires in firepits on your property or West View Shores community property.
- The use of BBQ grills may be permitted. BBQ grills should not be used near combustible structures or materials. Renters may not use BBQ grills on West View Shore community property.
- Renters shall observe quiet hours in the community between the hours of 10 PM and 8 AM. noise. During the day, music and other noise should be constrained so as not to disturb the peaceful enjoyment of other property owners and guests.
- Renters may not trespass on other properties.
- Dogs and small pets may be permitted. Renters must pick up their pets feces and leash and control their animals at all times.