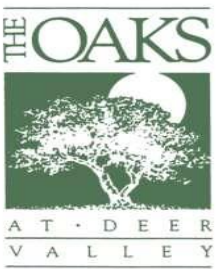


THE OAKS

at DEER VALLEY

**Homeowner Rental Rules and Regulations
The Oaks at Deer Valley**

1. The homeowner shall notify the Oaks HOA that their home is used for rentals and always provide the Oaks Administrative Manager with updated contact information of the homeowner and the homeowner's rental representative.
2. Homeowners shall have all rental guests sign a "Rental Agreement" tailored to their specific property prior to occupancy of a home. This agreement will include the Oaks Rules and Regulations per the "Guidelines for Oaks at Deer Valley Rental" which are covered in rules eight (8) through twelve (12) of this document.
3. Homeowners shall prominently display their House Rules and Regulations in each home that it manages in the Oaks subdivision.
4. Homeowner agrees that the maximum number of occupants allowed will be stipulated in the Rental agreement and that number will not exceed two occupants per bedroom.
5. Homeowner shall abide by the five (5) consecutive day minimum rental of the home.
6. Content used in any marketing or advertising for the rental of Owners' homes must conform to these Rental Rules and Regulations.
7. Owners shall comply with all state and local laws and ordinances.
8. Homeowner or rental representative shall only put trash on the street in approved containers no sooner than the evening before scheduled pick-up by the city.
9. Homeowner acknowledges and agrees that occupancy is for residential use only. Occupancy for parties, hospitality use, commercial use, or of a disruptive nature are prohibited by the Oaks Homeowners Association.
10. Homeowner acknowledges that rental guest's vehicles are not to be parked in any areas other than the driveway of the designated home. Vehicles parked outside the designated areas will be towed at the homeowner's expense. Street parking is prohibited for rental guests. No trailers, mobile homes or commercial trucks shall be parked on the street or in the driveway.
11. Any noise or disruption outside of the rental home after 10 PM is prohibited.
12. If permitted by the owner, only animals that are considered ordinary household pets are permitted. Prolonged barking or animal noises are not allowed. Animals outside of the home shall be kept on a leash.



THE OAKS

at DEER VALLEY

Enforcement

- A. A violation of rules one (1) through seven (7) will result in a fine of \$500 imposed on the homeowner per occurrence.
- B. A violation of rules eight (8) through twelve (12) will result in a fine imposed on the homeowner based on the following schedule:
 - a. First Offense \$1,000 fine
 - b. Second Offense \$2,000 fine
 - c. Third Offense \$3,000 fine and shall not rent for one year
- C. Owners renting their home during the one year suspension will be fined \$3,000 per day of rental.
- D. Violations that are not cured will result in additional fines for every instance the violation continues or is repeated.