

VI. RENTAL RULES

The following is the LLDA Rental Policy.

1. LLDA property owners wishing to rent their home must first review the Rental Policy and complete an Annual Landlord Rental Registration Form.
2. The annual Landlord Rental Registration Form, a copy of which is included as page VI-3, shall be completed and returned to the LLDA prior to any rentals taking place.
3. A Rental Policy and Annual Landlord Rental Registration Form will be provided to the property owner upon request from the LLDA.
4. A renter must not sublet the property as a unit or any part thereof.
5. Failure to register a rental property pursuant to this policy will subject the member to a \$100 fine.
6. Property owners and/or the managing agent must provide renters with a copy of the LLDA Rules & Regulations. A copy of the Pertinent Rules & Regulations (following page) must be posted at various locations throughout the rental house. One additional copy can be obtained by request from the LLDA. Additional copies after that must be made by the property owner in the case of multiple rentals or damage to the document.
7. Renters must adhere to all the LLDA Rules & Regulations. Property owners will be responsible for the Renter's actions. Any violations of the Rules & Regulations will be communicated directly to the property owners with warnings and fines imposed.
8. Lakefront rentals must abide by all PPL rules and regulations. Copies of any pertinent PPL rules should be posted in those rental homes also.
9. Property owners may not allow renters to dock their boats at the owner's community slip. Community slips may only contain boats registered to the appropriate LLDA property owner. Renters are also prohibited from launching watercraft at the community dock areas. A public launch is located within one mile at the PPL Ledge Dale Recreation Area.
10. Three-Strike Rule – upon the third LLDA rules violation within any 12-month period, the owners of said property will lose their ability to rent the property for a period of 12 months. Specific dates will be set by the board after any considerations, appeals and/or votes have been taken. The board may require the owners to provide a written plan as to how they will address/prevent previous violations from occurring again.
11. All new owners will be required to wait two years, and must be in good standing, before being allowed to rent their LLDA property.