

Rental Contract for Fairway Pines Properties

The Fairway Pines Homeowners' Board of Directors welcomes you to our community. We take pride in our homes, amenities and common areas and we trust that you will also. Each homeowner in Fairway Pines is governed by the Declaration of Covenants, Conditions and Restrictions (CC&Rs); the Architectural Controls and the Bylaws of the Association and Fairway Pines Rules. Renters, of course, are governed by these documents as well. If you are renting out your property in Fairway Pines, please provide all renters with a copy of the DCCR's and By Laws so they are aware of the rules. In addition to completing this document, each homeowner renting their property will be charged a **\$500 fee each time your property changes renters**. Additional information may be found on our website at <https://fairwaypinesmt.com>

The following are just a few specific provisions of these documents of which renters must be aware:

1. All pets must be on leashes and cleaned up after, whether their deposits are on private property or common areas.
2. **Parking** is restricted to the specified parking area (garage, driveway) for the rental property. On-street parking is not permitted.
3. **Recreational vehicles** such as boats, campers, camper-trailers, may not be kept or stored within the properties except on a temporary basis. Temporary has been defined by the Board of Directors as short term for loading and unloading only for a period of 48 hours. Please see Vehicle & Parking Rules section.
4. **Excessive noise**, damage to common areas, or other behaviors that may be disruptive of homeowners and/or other tenants' rights to enjoy their property are prohibited.
5. **Garbage cans** are to be stored in garages or enclosed areas out of public view.
6. **Fireworks** are strictly prohibited in Eagle Bend.

Should renters violate provisions of any of the governing documents of Fairway Pines, the renter shall be issued a warning by the Rental Agent or Renting Homeowner. If behaviors persist after the first warning, the Homeowner's Association will ask that the tenants be vacated in accordance with Montana eviction laws. It will be the responsibility of the Rental Agent or Renting Homeowner to see that this is accomplished. The liability for any violations committed by renters ultimately rests with the homeowner.

We hope your stay will be pleasant. If problems arise during your stay in Fairway Pines, your Rental Agent or Renting Homeowner should be your first contact.

The signatures below verify that the renter as well as the rental agent and/or the renting homeowners have read and agreed to the provisions of this document. **This form must be on file with Western Mountain Property Management LLC office 33 Hunters Circle #1, Kalispell, MT 59901**. Failure to comply with this requirement may result in fines by the HOA.

Renter Name (Please Print)	Dates of Property Rental
Fairway Pines Rental Address	Fairway Pines Phone
Renter Signature	Date
Renting Homeowner and address (Please print)	
Renting Homeowner Signature	Date