



shelter bay community, inc.

1000 Shoshone Drive • La Conner, WA 98257 • 360-466-3805

Tenant Information and Statement of Understanding

Recognizing that Shelter Bay is a private community and as a condition of occupancy of Lot # _____ we, the undersigned, acknowledge by **marking each box below** that we understand our responsibilities as renter/lessee of Shelter Bay property.

1. We have read the copy of the Declaration of Protective Covenants and the General Rules and Regulations of Shelter Bay Community, Inc. that have been provided to us, and we understand that these rules apply to us, as tenants, as well as to the landlord/owner.
2. We, as tenants, agree to comply fully with the above Covenants, Rules and Regulations and any changes that may be instituted during our tenancy. Further, we understand our responsibility for insuring that minor children and/or temporary house guest(s) occupying the premises, must comply fully.
3. Failure to comply with the Covenants, and/or the Rules and Regulations of the Community, shall be deemed a breach of the lease agreement between my landlord and us, and the lease relationship may be terminated by the landlord after appropriate notice of non-compliance.
4. We understand that the house shall be used as a single-family residence only. The undersigned are the only adult persons that will occupy the premises. Should this situation change, we will immediately notify the Shelter Bay Community Office.
5. GATE CARD: A refundable deposit of \$25.00 for each card is required. The deposit will be refunded when the card(s) are returned in useable condition. These cards are to be used for admittance at the entrance gate and the marina restrooms.

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Names of all adults living in the house.

_____, Age: _____

_____, Age: _____

Names of all children living in the house.

_____, Age: _____

_____, Age: _____

_____, Age: _____

Mailing Address:

Street or Box: _____

City: _____, State: _____, Zip _____

Home Telephone: _____, Work Telephone: _____

Place of Employment: _____

Occupancy Date: _____, Duration of Lease: _____

PETS: Description and names (no livestock, poultry, animals, EXCEPT dogs, cats and other small household pets):

Renters/Lessees Signatures:

1. Adult Signature: _____, Date: _____

2. Adult Signature: _____, Date: _____

Acknowledgement of Owner/Landlord:

Owner's Signature: _____, Date: _____

OFFICE USE ONLY			
Gate Card Deposit Paid	Date	Amount	Initials
	_____	_____	_____

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Excerpt from Declaration of Protective covenants, as follows:

4. **Renting/leasing of Real Property.** Owners and/or leaseholders have the right to rent or lease their real property subject to the following restrictions.
 - a. Members use of residence: Members have the right of occupancy limited to ONE of the following:
 - (1) Single family unit.*
 - (2) Single family unit and one sharing guest.**
 - (3) Single family unit and one individual as a renter.**
 - b. Renting/leasing of residence. Members have the right to rent or lease their residence to a single family unit subject to the following restrictions:
 - (1) Prior to occupancy, landlord/tenant rental agreements shall provide that:
 - (a) Occupancy shall be limited to members of single family unit.
 - (b) A copy of the rental/lease agreement properly signed shall be provided to Shelter Bay Community, Inc.
 - (c) Tenants shall provide the landlord and Shelter Bay Community, Inc. with a signed "Tenant Information and Statement of Understanding".
 - (d) Failure to comply with the Protective Covenants and/or Rules and Regulations of the community shall be deemed a breach of the lease agreement between landlord and tenant and the lease relationship may be terminated by the landlord after appropriate notice of noncompliance.
 - (e) Membership and voting rights in Shelter Bay Community, Inc. continues to reside with the landlord.
 - (2) Members are the party responsible for the proper conduct of tenants. Tenants shall be subject to all Protective Covenants and General Rules and Regulations of Shelter Bay Community, Inc.
 - (3) House-sitter in residence.**

* Single family unit is defined as a person or persons related to one another through marriage, birth, adoption, or legal custody living together as a unit.

** If occupancy will exceed 30 days, the owner shall furnish a signed "Tenant Information and Statement of Understanding" to Shelter Bay Community, Inc.

RENTING/LEASING FOR TERMS OF LESS THAN 30 DAYS SHALL BE CONSIDERED IN VIOLATION OF RESIDENTIAL USE. (5/99)