

RESOLUTION 2021-01

POWDER HOUSE PASS COMMUNITYIMPROVEMENT DISTRICT Renter's Use Rules and Regulations

The undersigned Renter, on behalf of all rental occupants, guests and invitees, acknowledges that Renter has reviewed, understands and agrees to abide by the following Powder House Pass Community Improvement District ("District"), Rental Rules and Regulations, in regard to the rental of the property located at Lot _____ in the District.

1. The minimum age allowed for the principal renter of the rental property is 21 years of age.
2. Vehicles are permitted to be parked outside the garage located on the Owner's property provided there is adequate parking space on an established driveway surface (i.e., asphalt, concrete or gravel). A vehicle unit is defined as one motor vehicle and one utility trailer. Parking on the setback areas, roads and ditches in **the District is permitted on a temporary basis (no more than eight (8) hours per day (daylight hours) with a portion of the motor vehicle being parked on the roadway. Temporary parking shall not include overnight parking along or on roads within the District.** The **District** shall have the right to tow or have towed, **any** parked vehicles in violation of any parking restrictions at the expense of the Renter and/or Owner.
3. Renters, rental occupants, guests and invitees are expected to be respectful and courteous to all neighbors, shall respect property boundaries and shall refrain from loud, annoying, offensive, or boisterous noise or any other objectionable or disorderly behavior at all times. Quiet hours are in effect from 10:00 p.m.-7:00 a.m.
4. Pets shall not be permitted to roam free, bark or constitute a nuisance or annoyance to neighbors.
5. Hunting and the discharge of firearms and fireworks is strictly prohibited.
6. No unscreened outdoor fireplaces/fire pits, open fire pits or open burning is allowed. If ceramic grills or other types of fire containment appliances are provided by the Owner, then such appliance shall have a fine screen mesh over all openings sufficient to contain all sparks. Caution must be used if any smoking occurs outside. Renter must abide by any USDA Forest Service alerts regarding fire restrictions.
7. A Renter may bring personally owned or rented ATVs, motorcycles, side-by-sides, off-road vehicles, **snowmobiles** or like vehicles onto the property. Such vehicles shall only be operated in a legal, safe, courteous, and responsible manner on all roads in the District for the sole purpose of ingress and egress.

8. Renters shall obey all posted speed limits.
9. No noxious or offensive activity shall be carried on within District nor shall anything be done or permitted which shall constitute a nuisance or annoyance.
10. No Renter may directly or indirectly hook up to or be allowed to hook up any motorhome, camper or other water use vehicle, equipment or device from a rented unit **for more than seven (7) days without the prior approval of the District Manager or his representative.**
11. Renters shall abide by these Rules and Regulations, all local, county, state and federal laws in the use or rental Owner's or District's property. The district is located within Lawrence County, South Dakota, and under the jurisdiction of the Lawrence County Sheriff's Department. The Lawrence County Sheriff's Department may be notified in circumstances where it is deemed appropriate.
12. Renters shall use or maintain the rental property including any and all outside areas in a neat, clean, and sanitary condition, free of excessive garbage, loose debris, waste, or unsightliness.

Date: _____

Renter