

# Addendum #1 to Land Use Standards (LUS) dated Dec 2018



Committee Address: ARC, P.O. Box 694, College Place, WA 99324 or email [villagesARC@gmail.com](mailto:villagesARC@gmail.com)

This Addendum #1 to the Land Use Standards is intended to specifically address the “Renter & Landlord Policy” utilized by The Villages of Garrison Creek. The Land Use Standards and this Addendum #1 apply to all homeowners and occupants of The Villages of Garrison Creek (The Villages) and shall be enforced by the Architectural Review Committee (ARC) with full support of the Master Property Management Association Board of Directors.

## RENTER & LANDLORD POLICY

Recognizing the unique owner occupant resident who has chosen to live and invest in the Villages of Garrison Creek, the home owners agree to the following rules for Renters and Landlords:

- 1) All Renters and Landlords understand and agree to follow the Covenants and the Land Use Standards of the Villages of Garrison Creek.
- 2) Each renter and landlord must sign a Garrison Village Addendum to Residential Rental Agreement prior to occupancy of Village homes. A copy of the agreement may be found on the reverse side of this document. This agreement form can also be found on the Village website: <http://www.villagesofgarrisoncreek.com>
- 3) Recognizing that 1.5 persons occupy the Villages homes on average, a surcharge of \$100.00 per month per additional adult beyond 2 residents will be assessed by the Village phase to any landlord allowing more than 2 adult residents per home.
- 4) Village phases will identify a phase representative for the orienting process of new renters.
- 5) All non-owner occupants shall register with the Village Phase.
- 6) Commencing 14-days after move-in date, all owner and non-owner occupant vehicles must be parked in garage or overflow area overnight. Non-owner vehicles must be identified to **ARC and/or the concerned Village Phase.**
- 7) Failure to follow this policy may result in monetary penalties.