



Indian Summer HomeOwner's Association

RENTERS & NON-OWNER RESIDENTS INFORMATION

To be completed by Property Owner

Due 3 Days Before Move-In

As required by ADM-02 Policy

Property Owner(s) Contact Information

Name: _____

Mailing Address: _____

Home Phone: _____ Cell/Work: _____

Property's Physical Address: _____

Lot # _____ Primary Email Address: _____

Renter(s)/Non-Owner Resident(s) Information

Lease Start Date: _____

Name(s) _____

Phone No.: _____ Cell/Work: _____

Email address(es): _____

- | | | | | |
|--|-----|-----|-----|----|
| 1. Renters/Non-owner Residents have received a copy of the Key Compliance Standards. | ___ | Yes | ___ | No |
| 2. The CC&Rs and Policies have been explained to Renters/Non-Owner Residents and they have been referred to the website for the full texts of these documents. | ___ | Yes | ___ | No |
| 3. Owner gives permission for the Renters/Non-Owner Residents to have either RFID Tags or Key Cards. NOTE: the cost of said devices will be charged to the Owner's account and it will be the Owner's responsibility to pay for them. | ___ | Yes | ___ | No |

Owner Signature _____ Date _____

Mail completed form, along with a copy of the lease agreement to: VIS GROUP, INC. 8617 Martin Way East
Lacey, WA 98516, Phone (800) 537-9619

Management Company Use:

Request form received _____

Lease agreement received _____

RFID# assigned _____

Key Card# assigned _____

By _____



KEY COMPLIANCE STANDARDS

Community-wide inspections are conducted every month to assure the standards set forth in our CC&Rs and policies are maintained throughout the Indian Summer residential community. This document is a partial list of the compliance standards addressed during inspections. All owners and residents are held to the same standards. Refer to the Indian Summer Covenants, Conditions and Restrictions (CC&Rs) and Policy Documents for more detailed information.

1. Community Wide Standard

Structure Maintenance. Home owners are responsible for maintenance on all structures on their property. Maintenance includes: cleaning roof of moss and other debris, cleaning gutters, and painting siding and trim on a regular basis.

Landscape Maintenance. Regular landscape maintenance is also required including mowing, trimming, and keeping all grass, ground cover, shrubs and trees in a healthy condition. Trim back any landscape material that encroaches on the sidewalk in front of your home or that obstructs sight lines. Note that Indian Summer is within an aquifer sensitive area and wellhead protection area--meaning it the area is sensitive to groundwater contamination and additional vigilance is required in careful use of fertilizers, chemicals and pesticides. (*Covenants Enforcement Policy #ADM-11; CC&R Article III, 3.07*)

Unless located within 5 feet of your home, prior approval of the Indian Summer Architectural Review Board (ARB) must be obtained before cutting or removing any plant that has a trunk diameter of 6 inches or more, measured at a point 4 feet above ground level. Additionally, the Golf Club must approve landscape changes on your property if the affected area is within 30-feet of your property line that is shared with golf course. (*CC&R Article IV, 4.07 & 4.08*)

2. RV Parking/Overnight Parking

Owners may bring RVs into the neighborhood on a temporary basis for periods of up to 72 hours, parking only in front of their own house. **Vehicles may not be parked for the entire duration of the 72 hours, but for short periods of time to maintain, wash, or load and unload the vehicle.** Guests of residents may park their RVs at a resident's home for a limited period, if a permit [obtained from the guard house on Troon] is posted in the window. (*CC&R Article IV 4.14; Security Policy SEC-03*)

No overnight on-street parking of a resident's vehicle is allowed. Campers, trailers, boats or boat trailers, or similar vehicles, other than passenger cars and pickups, must be kept in an enclosed garage. (*CC&R Article IV, 4.10 & 4.14*)

3. Garbage Cans and Enclosures

The CC&Rs require owners/residents to screen trash cans from view of the road, adjacent properties, and the Golf Course. Any such screen or visual barrier must be 6-feet high and may be a structure or landscape material. Prior ARB approval is required prior to adding any visual barrier you plan to install. (*CC&R Article IV 4.10*)