

Whispering Pines Ranch

Rules and Regulations

Rentals

Owners may not rent their Lots to a Tenant or Tenants (referred to hereafter as “Tenant”) for a period of less than 30 consecutive days.

Submission of Written Statement to Association. Within 2 business days of a Tenant taking occupancy of a Lot, the Owner or Owners of the Lot (referred to hereafter as the “Owner”), or Agent of the Owner, shall deliver to the Association a signed, dated and written statement of the Owner setting forth the following: address of the Lot, dates of occupancy of the Lot by the Tenant and names of the Tenant.

Rental Restrictions Fine Schedule:

First Offense:	Warning
Second Offense:	\$500.00
Third Offense:	\$1,000.00
Fourth and Subsequent Offenses:	\$1,500.00

Parking

No more than 4 vehicles may be kept on the driveway [outside of the garage]. No vehicles may be kept [parked] on the street or cul-de-sacs.

All vehicles must be parked in the driveway.

Vehicles are subject to immediate towing at owner’s expense as follows:

- a. Vehicles that are inoperative or not properly licensed.
- b. Vehicles obstructing traffic, snow removal or trash collection.
- c. Vehicles obstructing access to another home’s property.
- d. Vehicles parked in posted “No Parking” zones and by fire hydrants.
- e. Vehicles parked in landscaped areas.

All recreational vehicles must be garaged other than the unloading accommodations per 3 days at any one given time and 21 days per calendar year.

Pets

Owners who do not pick up after their pets [immediately dispose of their dog’s waste] are subject to fine.

Enforcement

1 st Offense	Warning
2 nd Offense	\$50
3 rd Offense	\$100
4 th and Subsequent	\$200 plus referral to HOA attorney