

CHOA RESIDENTIAL LEASE AGREEMENT

This Residential lease notification (the “Lease”) is dated _____ between
 (the “Landlord”), (the Tenant”) and CHOA.

CHOA Property Address		
Street Address:		
City:	State:	Zip Code:
Landlord Information		
Name:		
Current Address:		
City:	State:	Zip code:
Email:		Phone:
Emergency Contact:		
Address:		
City:	State:	Zip code:
Email:		Phone:
Insurance Verification:		
Tenant Information		
Renter Name:		
Co-Renter Name:		
Renters Children:		
Renters Children		
Other Occupant:		
Telephone:	Telephone:	
Email:		
2 nd Email:		
Emergency Contact:		
Address:		
City:	State:	Zip:
Email:		Phone:

1. **Rules:** The Tenant shall obey all rules and regulations of CHOA. These rules and regulations can be found in the Information Directory and on-line at www.CHOAonline.com.
2. **Animals:** Pets are not allowed in the pool areas or loose on the golf course at any time. Pets must be on leash always when taken for walks. When walking pets, residents are required to carry the means (i.e., pet waste shovel or plastic bags) to remove the pet's droppings and dispose of them in their own home garbage. Dog owners must not allow their dogs to be a public nuisance. Such as:
 - Biting
 - Running off leash
 - Chasing vehicles
 - Barking continuously
 - Damaging property
 - Scattering garbage
3. **CHOA Common Areas:** Tenants shall be entitled to the use and enjoyment of the common property and facilities
4. **Garden Upkeep:** Landlord or Tenant shall maintain around their Residence Location all improvements thereon in good and sufficient repair. Shrubbery trimmed, rubbish and debris removed, weeds cut and other maintenance in a neat and aesthetically pleasing condition.
5. **General Upkeep:** Tenant has use of sidewalk, entrance and driveway or parking space. The tenant shall keep the area clean, tidy and free of any debris.
6. **Golf Carts:** Only electric golf carts may be used on the cart paths and golf course. A golf cart "pass" is required to drive on Charbonneau cart paths. Call the Pro Shop for pass as needed. The City of Wilsonville allows golf carts to use the streets in Charbonneau, but it doesn't allow golf carts to drive on other city or county streets.
7. **Illegal Activities:** The Tenant shall not engage in or permit any illegal activity on or near the property.
8. **Notification of damage:** Tenant shall notify landlord or CHOA Property Manager Steve Chin phone # Cell: 503-312-0927, Office: 503-682-0234, Email: schinno@gmail.com.
9. **Painting:** No altering of outside color or appearance of property. Painting of exterior of the residence is part of the CHOA 7 seven year planned maintenance program.
10. **Parking:** The Tenant may park on or about their property. On-street parking is prohibited throughout almost all of Charbonneau. Parking of boats, trailers, trucks, campers, recreational vehicles, and like equipment shall be only within the confines of an enclosed garage or the Charbonneau RV Yard. All walks, streets, bike paths, and electric cart paths are for the use of CHOA members on an equal basis subject to reasonable rules and regulations.
11. **Pools and Spas:** CHOA homeowners have neighborhood outdoor pools for their use. You will be provided with one key. If a pool key needs to be replaced, the owner will be charged \$8.00. The pools open for use from Memorial Day through Labor Day. Pools are heated between 82-84 degrees and hot tubs at 102 degrees. There are no lifeguards at any of the pools.
12. **Satellite Dish:** The placement of satellite dishes should be hidden from line of sight to neighbors and golf course. Please complete and submit to the Architectural Committee the Satellite Dish Installation Request Form available on the CHOA Web site or obtained from the Property Manager. A review and final inspection of the installation will be completed. If a

homeowner installs a satellite dish which does not comply with these guidelines, it will be moved or removed at their expense.

13. **Substitute residence:** No trailer, camper, truck, tent, recreational vehicle, or other out-building shall at any time be used as a residence in Charbonneau.

14. **Term:** 1-year basis

15. **Trash:** The Tenant shall dispose of all trash per the contract with the local garbage company, Republic Garbage

Declaration and Signatures:

I have read and will abide by any terms and conditions that may be imposed by the Board of directors, as well as CHOA's Covenants, Bylaws, and its rules and regulations. Please send these forms to the Property Manager (they may be dropped in the CHOA box on Boones Bend or mailed to CHOA Homeowners Association, P.O. Box 219, Wilsonville, OR 97070). I agree to abide by rules.

Tenant Signature:		Date:
Tenant Signature:		Date:
Landlords Signature:		Date:
CHOA Board Approval by:		Date:
Copy of Landlord Lease Agreement	Initial if received:	Date: