



2020 RENTAL UNIT REGISTRATION AND ID CARD POLICY

- 1.** Caldera Springs Property Owners who use their home or cabin as a vacation rental must notify the Owners' Association prior to placing the property in a rental service and annually complete the Rental Unit Registration Form and purchase Rental Unit ID Cards.
- 2.** "Rental Unit ID Cards" are available for purchase by the Owner, for the purpose of rental guest access to The Quarry and other Association-owned amenities, during their stay in the Owner's property.
- 3.** One Rental Unit ID Card must be purchased for each bedroom in the home or cabin, plus one additional card. This method is compatible with Deschutes County Occupancy Ordinance, as outlined in County Code, and in the Caldera Springs CC&R's. Each Rental Card allows access for two (2) guests at the fitness and pool facilities. Rental unit guests must use the rental Card for access with no exceptions. No additional guests are allowed without the proper Rental card.
- 4.** An annual charge of \$225 per Rental Unit ID Card shall be assessed to the Owner of the property for the rental period May 1, 2020 – April 30, 2021. These funds will be used by the Association to help offset the cost of amenity usage by rental guests.
- 5.** The Owner is responsible for lost or stolen cards. A replacement fee of \$75 per card will be required.
- 6.** The Owner is ultimately responsible for their guests' and tenants' compliance with the CC&R's, Association Rules and Regulations and other applicable laws, including, without limitation, occupancy, parking and noise regulations.
- 7.** Non-compliance or abuse of the CC&R's or Association Rules and Regulations by an owner, guest or tenant may result in a fine to the unit owner as outlined in the Caldera Springs fine schedule (page 2).
- 8.** Owners who do not rent their property but have multiple guests throughout the summer, may also purchase Rental Unit ID cards, based on the above rules, if they so choose.



2020 FINE SCHEDULE

Fine schedule as described in Section 13.2 of the CC&Rs.

The following fines apply to rental units and are effective **January 1, 2020**.

VIOLATION FINE SCHEDULE (Section 13.2 of CC&Rs)

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| A. | Violation of rental registration requirements. | \$250 |
| B. | Violation of occupancy limits (Section 7.2 of CC&Rs). | \$25 - \$250/day |
| C. | Violation of CC&Rs: unspecified. | \$25 - \$500 |