
BEAR BRAND AT LAGUNA NIGUEL COMMUNITY ASSOCIATION
BEAR BRAND RIDGE

March 16, 2011

**Re: Bear Brand Ridge Homeowners
Newly Adopted Rule on Rental Properties**

At a recent Board of Directors meeting held on March 3, 2011, the Board of Directors approved new rules governing rental properties in the Ridge, as previously advised in the correspondence to all owners dated January 24, 2011. These new rules will go into effect immediately.

As previously stated, the Bear Brand Ridge has several rental properties. Most are well maintained and the Tenants are good neighbors. Unfortunately, two or three have been a challenge, and the Board of Directors received several complaints from their neighbors. In short, there have been several instances where the tenant or property owner has been in violation of The Bear Brand Ridge and Master Association CC&Rs / Rules and Regulations.

Our homeowners are entitled to the quiet enjoyment of their properties and all want the assurance that their property values will not be affected by tenants or owners who do not comply with the Association's Governing Documents. Although it has always been the responsibility of the homeowner to see that their tenants abide by our CC&Rs, the new rules will help assure that it happens.

The Bear Brand Board of Directors neither encourages nor discourages the rental of properties in The Bear Brand Ridge. Its job is to represent all residents and assure that everyone adheres to our community Governing Documents.

Enclosed, please find a copy of the duly adopted *Rules for Rental Properties* for your records. Please take time to review this information so that you are aware of the Association rules.

It is suggested that you keep this rule with the important documents pertaining to your home, as you may be requested to provide this information to prospective purchasers.

**** IMPORTANT NOTICE **** **If you are an owner with an existing tenant in the Ridge**, please provide the management company with the names and contact information of your tenants as well as the expiration date of their lease. If they have not received a copy of the associations CC & R's please provide them with a copy. If you renew their lease, or the home is leased to new tenants, the new regulations will be in full force and effect. ***Owners who fail to provide the information requested will be called to a hearing and fined \$500.00, in accordance with the violation and fine policy.***

Once an existing lease expires, or for all newly leased properties in the Ridge, the owner is required to follow the new rules for Property Management Notification. Owners are to:

1. Provide the Association's Property Management Company with a copy of a fully executed Lease Agreement prior to the Tenant / Lessee's occupancy. Lease agreements shall include the Tenant's / Lessee's names, telephone numbers, email address and mailing address.

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2. Return the attached *Notification Form for Leased Properties in the Ridge*.

Owners who fail to provide the information requested, prior to the Tenant's / Lessee's occupancy will be fined \$500.00 in accordance with the Violation and Fine Policy.

If you have questions regarding the rental of your property, contact Transpacific Management, at 714-285-2626, ext. 211 or 234.

Sincerely,

The Board of Directors
Bear Brand at Laguna Niguel Community Association

Attachments

Professionally Managed by Transpacific Management Service
A Division of The Management Trust
15661 Red Hill Ave, Suite 201, Tustin, CA 92780
(800) 672-7800 (714) 285-2626 Fax (714) 647-9393
www.transpacinc.com

**BEAR BRAND AT LAGUNA NIGUEL COMMUNITY ASSOCIATION
BEAR BRAND RIDGE
NOTIFICATION FORM FOR LEASED PROPERTIES IN THE RIDGE**

Ridge Owner's Name: _____			
Ridge Address: _____			
Home Phone: _____		Cell/Alternate #: _____	
Email Address: _____			
Ridge Owner's Offsite Address:			
Street: _____		City: _____	State: _____
			Zip: _____

TENANT INFORMATION

Name of Tenant(s) Listed on the Lease Agreement:

Tenant Contact Information:

Home Phone: _____	Cell/Alternate Contact #: _____

Tenant(s) Email Address(es): _____

Ridge Owner has given a copy of the following documents to current Tenant(s)	Initial Here
1. Conditions, Covenants and Restrictions (CC&Rs):	_____
2. Rules and Regulations:	_____

I/We understand the requirements of the Rules and Regulations regarding Rental Properties in The Ridge, and fully understand that I/we are responsible for the acts of my/our tenants per the CC&Rs. I/We understand that any violation(s) of the governing documents as listed above may result in legal action per the CC&Rs, the cost of which will be charged to the unit owner.

Ridge Owner Signature: _____	Date: _____	Ridge Owner Signature: _____	Date: _____
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ATTACH A COPY OF THE CURRENT LEASE AGREEMENT TO THIS FORM