

**BEAR BRAND AT LAGUNA NIGUEL COMMUNITY ASSOCIATION**

**BEAR BRAND RIDGE COMMUNITY  
(Tracts: 12801 – 12901 – 12963)**

**RULES AND REGULATIONS  
JANUARY 1, 2011**

**RENTAL / LEASE OF RESIDENTIAL UNITS**

**The Master Association and The Bear Brand Ridge require that Owners and Residents (Tenants / Lessees) agree to and understand the Governing Documents, and all parties agree to abide by and conform to these Covenants. Failure to comply with the applicable provisions, failure to provide for the quiet enjoyment of the community, and failure to maintain the appropriate exterior appearance of homes consistent with the community, may result in the issuance of Hearing Notices, the imposition of Fines for various violations, legal intervention, and additional costs levied on the Owner accounts.**

Lease / Rental Properties: Owners in The Bear Brand Ridge Community who lease their property shall provide Tenants / Lessees with a copy of the Master Association and The Bear Brand Ridge Governing Documents (Covenants, Conditions & Restrictions, Rules and Regulations). Owners shall ensure that Tenants / Lessees are in full and continuous compliance with the terms and conditions.

Rental / Lease Term: Owners shall lease the Owner's entire Residential Unit. The lease term shall not be less than one (1) year. The Association prohibits transient short term residency and any use inconsistent with the Association Governing Documents.

Lease Agreements: Rental / Lease Agreements shall be in writing and state that Tenants / Lessees who fail to comply with any provisions of the Master Association CC & R's or The Bear Brand Ridge Rules and Regulations may be in default of the terms and conditions of the lease agreement.

Property Management Notification: Owners are to 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. Owners who fail to provide the information requested, prior to the Tenant's / Lessee's occupancy will be fined \$500.00.

Association Amenities: Use privileges for Association Property and Common Area amenities transfer to the Tenant / Lessee. In this case, Owners shall have no personal use privileges upon leasing the Residential Unit.

**Owner Responsibility: Owners shall at all times be responsible for their Tenant's / Lessee's compliance with the Master Association CC & R's and The Bear Brand Ridge Rules and Regulations.** If the Tenant / Lessee do not comply, the Owner will be notified by the Association. If the violation continues, the Owner will be issued a Hearing Notice. The Hearing will be conducted by the Master Association Board of Directors, and depending on the outcome of the Hearing, the Owner may be assessed a Fine.

Fine Assessments: First violation: \$500.00; Second violation and subsequent violations: \$1,000.00 per occurrence.

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**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):** \_\_\_\_\_

<b>Ridge Owner has given a copy of the following documents to current Tenant(s)</b>	<b>Initial Here</b>
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- |  |       |
|--|-------|
| 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**