

SOUTHWIND SHORES, SECTION II, PROPERTY OWNERS ASSOCIATION, INC.

RENTAL FORM

Date May 31, 2024 Lot number 76

The Southwind Shores II Property Owners Association (SWSPOA), pursuant to its policy governing the rental of property in the Southwind Shores II subdivision, requires a SWSPOA member (property owner) to submit the following to the President at least three days prior to the effective date of any rental in Southwind Shores II if the information has changed:

1. Property owner's name, address:

Paul and Dede Sechser  
6900 Lake Pointe Drive  
Mineral, VA 23117

2. Renter(s) name, address, and phone number (or, at the discretion of the Association's Board of Directors, the name, address, and phone number of the renter's agent may be submitted for that of the renter's):

Dockside Rentals  
24 hr Emergency # 540-223-9676  
\* Backup # - Dede Sechser 703-725-7321

3. N/A Check here if the Southwind Shores II -property owner is assigning such property owner's **ONE Common Area** boat dock slip use to the renter for the period of the rental (any property owner's use of common area boat dock/slip space is subject to any rules or regulations that may be adopted by the Board.)

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**The property owner(s) and renter(s) specified above agree to the following:**

- (1) Renter(s) shall conduct himself/herself, and other persons on the premises with the renter's consent, shall conduct themselves in a manner that will not disturb neighbors or other community residents' peaceful enjoyment (e.g., no loud or disruptive behavior after 10PM in accordance with the Spotsylvania County Noise Ordinance),
- (2) Renter(s) shall comply with all Southwind Shores II POA Declaration of Protective Restrictions and Covenants and By-Laws (the Covenants).
- (3) Renter(s) shall not litter in the community,
- (4) Renter(s) shall have their dogs on a leash and shall pick up the dog's waste.
- (5) Renter(s) shall not camp on the rental property,
- (6) Renter(s) shall park only at the rental property. At NO time shall parking be permitted on another owner's property.
- (7) Renter(s)' use of the Southwind Shores II common areas, where allowed, shall be in a reasonable and orderly manner.

All property owners and those who rent property in the Southwind Shores II subdivision are subject to all Restrictive Covenants and By-Laws. Any property owner or member of the Association who rents their property to another (renter) shall make the governing documents available to such renter(s). Property owners are responsible for their renters' compliance with these regulations. As such, the property owner may be assessed penalties for violations.