

Candlewood Lake Association, Inc.
TENANT, RENTER,
INFORMATION SHEET & AGREEMENT
APPLICATION FEE OF \$125 (03.29.2020)

Unit _____ Lot _____ Date Moving In _____

Property Owner Information:

Renting From (Candlewood Member): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

What other Candlewood Lake lots does the member own (not contiguous with the lot(s) being rented):

Unit _____ Lot _____

Unit _____ Lot _____

Unit _____ Lot _____

Renter Information:

Name of Renter _____

Address of Renter _____

Telephone Number (_____) _____ (home)

Telephone Number (_____) _____ (cell)

Telephone Number (_____) _____ (work)

Spouse of Renter _____

Name and ages of others who will live at this residence:

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Place of Employment _____

Employer's Address _____

City, State, Zip _____

The foregoing information is needed by Candlewood Lake for the purpose of identifying residents who are not Candlewood Lake property owners. By completing this form as the property owner, you are authorizing the tenant/renter to have access to Candlewood Lake facilities and to your residence.

Property Owner agrees that Candlewood Lake Association can discuss monthly assessments and any monies due with renter/tenant.

Candlewood Lake Renter & Land Contract Bylaw:

ARTICLE IV
EVIDENCE OF OWNERSHIP AND MEMBERSHIP

Section 2. Renter/Tenant. A renter or tenant is defined as a non-member of the Association who resides in a Candlewood residence where the property owner does not reside. Vacant lots at Candlewood Lake may not be rented. All rentals must be at least six (6) months or longer. No transient occupancy or short-term rentals will be permitted in the Candlewood Lake Association.

A member may not rent a residence until after the first year of ownership of said residence and must have been a member in good standing the entire year.

When a residence is rented, a Candlewood Lake Tenant/Renters Agreement must be submitted to the Association Office. An operating assessment must be paid by both the property owner and the tenant if the property owner does not own another lot in Candlewood non-contingent to the lot being rented. If the property owner owns a non-contingent lot, the rented property will not be assessed the additional operating fee as long as the property owner remains in good standing on all lots. Tenants have no voting rights and shall not be members of the Board of Trustees.

Tenants have all the privileges and responsibilities as an Associate member and will have privileges revoked for violation of the Bylaws, Deed Restrictions, or other infractions as determined by the Board, for non-payment of assessments. The member will be responsible for any and all arrearages of the renter of the member's property. The member will lose all membership privileges until such time as those arrearages are paid in full.

Land Contract: Property owners selling or purchasing property via Land Contract will be subject to provisions as a Renter/Tenant. The Seller under a Land Contract will immediately become the Associate member of the Association. The Buyer under a Land Contract will become the Voting member of the Association.

A copy of the Land Contract must be recorded at the Morrow County Recorder's office at the property owner's expense and must be submitted to the Association Office. When a sale of a lot is made on a Land Contract basis, the ultimate responsibility for payment of the assessments will remain with the seller/deed holder. The Land Contract buyer must complete a Property Owner's Information sheet at the Association Office. Should the buyer not remain current in assessment payments, the Association will hold the seller/deed holder liable for and may exercise its right of lien against the property to collect assessments owed by the buyer.

I have read the above Candlewood Lake Bylaw regarding Renter/Tenant and Land Contract and will abide by these bylaws. In the case of a Land Contract, a copy of the contract must be submitted with this agreement:

Signature of Property Owner

Signature of Renter/Tenant

Date Signed

Date Signed