



CINNAMON LAKE ASSOCIATION, INC.

1443 Laurel Dr. West Salem OH 44287 ~ 419-948-2521 ~ info@cinnamon-lake.com

Landlord/Renter:

Landlord - A member who owns a dwelling (and contiguous properties) in which he/she does not reside but rents, leases or has a land contract on the property, is considered a landlord. Non-contiguous undeveloped lots are not to be rented or leased; lots with homes that have contiguous lots, may be rented as one property with the dwelling. It is the Landlord's responsibility to discuss all documents, e.g. the CC&R's, Bylaws, Policies, etc., with the tenant, renter/lessee/vendee. These documents can be viewed on Cinnamon Lake's website www.cinnamon-lake.com. The Member/Landlord is required to inform the Office that his/her property is being rented/leased/under land contract and to whom. All tenants/lessees/vendees (paying or nonpaying) must be preregistered by the Member/Landlord no less than seven(7) days of occupancy/possession. Occupants must complete the Renter Registration form located in "Forms" on Cinnamon Lake's website.

Landlords offer the benefit of Cinnamon Lake amenities to their renter and are subject to registration and annual fees (see list of "Fee's" on website). The annual fee is non-refundable should a renter vacate the property during the year. A rental will no longer be considered a rental if the owner sells or moves into the property. The Member/Landlord is responsible for any damage caused by the tenant, renter/lessee/vendee to Association owned property and/or any unpaid Association fines or charges. No Member/Landlord is permitted to allow occupancy of any dwelling in Cinnamon Lake unless all assessments, dues and utility charges are paid in full by the Member. The Member/Landlord is responsible for any and all Association billings. In the event the dwelling is occupied, and the homeowner is past due on any billing due date, the homeowner has 2 weeks to pay the amount owed or the renter and landlord will be notified in writing giving the landlord an additional 2 weeks to pay in full. If still unpaid all amenities will be suspended.

All tenants/lessees/vendees' family members and guests who wish to use the pool or any other amenities where a fee is charged, will be charged like a regular member. All membership voting rights are reserved for owners/members; no voting rights will be passed to renters/lessees/vendees. No Member/Landlord will be permitted to rent property or grant access to anyone who is in violation of Article XI, prohibition of Sex Offenders, contained in the Bylaws of the Cinnamon Lake Association.

Renter - The Renter acknowledges that he/she leases, rents or occupies Cinnamon Lake Association Members house under an agreement and as such renter/lessee, has full rights to use and enjoy said house and contiguous properties for the period of the agreement. All tenant/renter/lessees that were previously a member of Cinnamon Lake, may rent property but must be in good standing to enjoy member privileges. The renter acknowledges receiving a copy of the CC&R's, By-Laws and Policies which are also located on Cinnamon Lake's website at <https://www.cinnamon-lake.com> and agrees to abide by all rules and regulations contained therein and also to abide by any other rules and regulations that may be adopted by the Board of Directors. Violation of these rules and regulations may result in a suspension of member/renter privileges.

The renter must notify the Gate Office each time they are expecting guests and agrees that access to and use of the common properties and facilities is restricted to them, immediate family and guests and that they must accompany them during the use of any common properties and facilities.

The renter agrees to indemnify and hold harmless the Cinnamon Lake Association, Inc. from any claims, losses or damages (including attorney fees) arising out of the use by the renter or any family member or guest of the common properties at Cinnamon Lake. All membership voting rights are reserved for the owners, no voting rights will be passed to renters/lessee.

[Approved 8/2005, Amended 11/06, 12/10, 7/11, 2/12, 7/13, 6/20, 1/23, 4/24, 12/24]



CINNAMON LAKE ASSOCIATION, INC.

Revised 1/7/24 - To be filled under "FORMS" on C.L.A.'s website

1443 Laurel Dr. West Salem OH 44287 ~ 419-945-2521 ~ info@cinnamon-lake.com

Renter Registration/Agreement

Name of Property Owner _____ Phone # _____ Act # _____

Property Owner Address _____

Rental Property Address _____

Name of Renter _____ Phone # _____ SS# _____

E-Mail Address _____

Spouse Name _____ Phone # _____ SS# _____

E-Mail Address _____

Current Address of Renter: _____

Previous Address of Renter: _____

Previous Address of Renter: _____

Name of all others to occupy the rental property:

Name	Relation to Renter
_____	_____
_____	_____
_____	_____

Vehicle Information:

Car Owner	Year, Make, Color	Car License #
_____	_____	_____
_____	_____	_____

The undersigned acknowledges that he/she leases, rents or occupies the house on the above referenced lot from the above-named owner under an agreement and as such renter/lessee, has full rights to use and enjoy said house and contiguous properties for the period of the agreement. All tenant/renter/lessees that were previously a member of Cinnamon Lake, may rent property but must be in good standing to enjoy member privileges.

No Tenants/renters/lessees will be permitted to rent property or grant access to anyone who is in violation of Article XI, Prohibition of Sex Offenders, contained in the By-Laws of Cinnamon Lake Association, Inc.

The renter acknowledges receiving a copy of the CC&R's, By-Laws and Policies which are also located on Cinnamon Lake's website at <https://www.cinnamon-lake.com> and agrees to abide by all rules and regulations contained therein and also to abide by any other rules and regulations that may be adopted by the Board of Directors. Violation of these rules and regulations may result in a suspension of member privileges.

The renter must notify the Gate Office each time they are expecting guests and agrees that access to and use of the common properties and facilities is restricted to them, immediate family and guests and that they must accompany them during the use of any common properties and facilities. The renter agrees to indemnify and hold harmless the Cinnamon Lake Association, Inc. from any claims, losses or damages (including attorney fees) arising out of the use by the undersigned or any family member or guest of the common properties at Cinnamon Lake. All membership voting rights are reserved for the owners, no voting rights will be passed to renters/lessee.

Signature of Renter _____ Date _____