

VILLAGE EAST PROPERTY OWNERS' ASSOCIATION
P. O. BOX 452
MONETA, VA. 24121

RENTAL RULES
for
PROPERTY OWNERS of VILLAGE EAST

Village East is a single family residential community governed by established Protective Covenants and Bylaws. These requirements are upheld by rules that are established and enforced by the Village East Property Owners' Association, Inc. (VEPOA) Board of Directors. Property Owners (and their Rental Agents) who have rental homes must comply with the following rules.

- 1) Home rental is limited to single-family, residential use units only and the family size shall be limited to the sewage disposal restrictions established for the property.
 - * Only operating motor vehicles are allowed on the property and waterfront homes must have adequate docking for water vehicles used by the renters.
 - * No commercial vehicles or equipment shall be parked or stored within the Development or on a property.
- 2) Use of the Association facilities will be allowed for one family per property after the annual dues have been paid. This is controlled by the VEPOA Membership Card issued to each paid-up member. The renter or homeowner (one not both) with their guest(s) may use the common facilities.
- 3) The "RENTER RULES" must be given to the rental agent and property renters. Insuring compliance with the rules is the responsibility of the property owner.
- 4) All short term rental properties must comply with Bedford County Zoning Ordinance Sec. 30-100-18(attached)

Violations of the "Renter Rules" can result in a fine(s) against the property owner for each occurrence as determined by the Board. This is in compliance with the Virginia State Code for Community Associations. Unpaid fines will be assessed as a lien or debt warrant against the property owner and will result in loss of Association privileges.

The application of the Protective Covenants for use as Renter Rules is in compliance with Sections 1, 3, 4 & 7 and subsequent State laws for water craft operation. Case by case exceptions that do not impact other owners may be granted with prior approval of the Board. Contact Robbie Hallock (297-5596).

(Revised October 2009)