

CRESCENT BAR CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
REVISED: 5/11/26
Board Approved Date: 5/11/26

CBCMA UNIT RENTAL RULES

Crescent Bar Condominium Master Association (CBCMA) declarations govern Owner and Tenant occupancy of condominium units.

- A. CBCMA consists of the OWNERS of 110 condominiums located at Crescent Bar new Quincy, Washington; and
- B. OWNERS may desire to rent sole occupancy of their UNIT to persons other than a Related party; and
- C. OWNERS may desire to have a RENTAL AGENT act as their BOOKING AGENT; and
- D. OWNERS and RENTAL AGENTS will abide CBCMA UNIT RENTAL RULES hereinafter set forth herein.

The following are the CBCMA UNIT RENTAL RULES:

1) **Independent Business:** Owner shall be solely responsible for compliance and maintenance of its rental business in accordance with applicable law, including taxes and employment matters. CBCMA shall not be responsible for any matter with regard to such business.

2) **Administrative Responsibilities:** OWNER shall be responsible for the following:

- A. If the unit is not rented through Select Rentals, the owner must register the unit with the Office Manager as a self-rental. Prior to each rental, the owner must inform the property manager of the platform used for the rental, dates of occupancy, number of people in unit, last name of the responsible party and make, model and license number of renter's cars and if a service animal is present.
- B. RENTAL AGENTS, GUESTS, and TENANTS shall ensure strict adherence to rules and regulations of CBCMA
- C. Administer and process check-ins and check-outs, issuance of keys and fobs, and any personnel needs of GUESTS and TENANTS.
- D. Issue wristbands to all GUESTS and TENANTS upon arrival and ensure wristbands are worn during their entire stay. Children under age 10 are not required to wear wristbands.
- E. Issue Guest Parking permits to GUESTS and TENANTS upon arrival. Ensure permits are visible in the front windshield of vehicles when parked on grounds.
- F. Be responsible for collecting a \$500.00 damage deposit from each renter.
- G. Post rules and regulations of CBCMA in each unit rented.
- H. Monitor the occupancy of each rental unit to ensure the only registered guests are utilizing the unit; that guests comply with CBCMA rules and regulations, as well as state and local occupancy rules and regulations; and that guests comply with the terms and conditions of occupancy agreements. Note - maximum number of guests for each unit is determined by the number of people the unit is registered to sleep.
- I. Promptly evict those guests violating the stated rules and regulations, in accordance with applicable law.
- J. Deliver to guest tenants a welcome letter containing the rules and regulations of the complex; outline the activities and facilities available to the guest tenants; and provide such additional information as determined appropriate by OWNER.
- K. Provide for their own emergency repairs to be effected by private contractors. If the condo OWNER is unavailable to address emergency repair needs, GUEST or TENANT

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will contact a CBCMA board member for approval, who will act on behalf of the owner. If it is an emergency situation and renders unit unavailable or is detrimental or dangerous to the said renters or condo community, CBCMA board member or its staff will act upon their best judgment. OWNER will be assessed any fees or cost associated with administering any emergency repairs.

L. Inspect each unit upon each guest tenant's stay. If any damage is noted due to the renter, the Unit Owner shall retain the \$500 deposit to effect repairs. The condo Unit Owner will be assessed for CBCMA costs associated with loss or repair of CBCMA common areas, equipment, supplies, and lost labor.

M. The owner shall assure that each renter signs that they have read the rules and agree to abide by them.

3) **Indemnity:** Owner and their RENTAL AGENTS will defend, hold harmless and indemnify CBCMA and CBCMA's officers, employees and agents, and their respective successors and assigns, against any claims, losses, damages, liabilities, deficiencies, judgments, awards, obligations, assessments, penalties and interest, demands, actions and expenses, whether direct or indirect, known or unknown, absolute or contingent (including settlement costs and any reasonable legal, accounting, expert, consulting and other fees and expenses) for investigating or defending any actions or threatened actions resulting from or concerning any rental booked by RENTAL AGENT, including without limitation any claims made by guests for wrongful evictions.

4) **Rule Violations:** OWNERS are responsible for payment of fines assessed from GUEST or TENANT violation of CBCMA Rules and Regulations. OWNER will hold tenant deposit until fines are paid in full to the association.

5) **Confidentiality:** Each employee and agent of RENTAL AGENT shall be required to sign a confidentiality agreement to prevent disclosure of private information about owners and renters which is obtained during the operation of the booking program.

6) **Keys:** Keys to condominium units and gate fobs shall be provided to GUESTS and TENANTS by OWNERS. OWNERS shall bear the expense of providing keys and fobs. RENTAL AGENTS shall provide keys and fobs only to GUESTS and TENANTS, OWNERS, and RENTAL AGENT's employees unless specifically directed otherwise by the OWNER.

8) **Wristbands:** Wristbands will be provided by the owner. The association will not issue wristbands or replacement wristbands to non-owners. Lost wristbands will result in a \$50 replacement charge.

9) **Parking Passes:** Parking Permits will be provided by the owners. The association will not issue parking passes or replacement parking passes to a non-owner. There are two parking passes allowed per condo rented, no exception. CBCMA reserves the right to sell available overflow or boat/trailer spaces on its property at the Office Manager's discretion, and with Board Authorization.

10) **Animal Screening:** OWNERS are responsible to ensure that Guests, Tenants, and their own animals are registered with the Crescent Bar Condominium Animal Screening System. CBCMA does not allow Guests or Tenants to have pets on property, however; CBCMA

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recognizes that service animals are not the same thing as pets. Service animals will generally be allowed in all common areas where persons are normally allowed to go. OWNERS will be fined \$250.00 per day for each unregistered animal, Guest or Tenant pet staying in their condominium unit or found on the premises, either inside the common area or outside the main condo complex perimeter.