

LOS VERDES PARK UNIT ONE
HOMEOWNERS' ASSOCIATION INC.
92 LOS VERDES DRIVE, SAN LUIS OBISPO, CA 93401 TEL.(805)545-7870

Dear Renter,

Welcome to our community. I am sure you'll enjoy living here. Before you move into Los Verdes Park Unit One, I'd like to tell you some important things that will make your stay here more enjoyable and help to avoid problems.

1. As you know, Los Verdes Park isn't a rental property; it's a community association. Your neighbors own their units and are members of the association. The association is a not-for-profit corporation that operates according to a variety of governing documents, mainly to enforce the governing documents (including the association's rules) and to maintain the common areas. It acts through a board of directors made up of member volunteers who are elected by other members. This makes Los Verdes Park quite different from a rental property. For one, protecting units' property values is very important to everyone here, and many of the association's rules are aimed at doing that. So members rely on each other—and on renters in the community—to follow those rules. If a renter, for instance, hangs an unsightly sign on the unit he's renting, he could end up decreasing the value of his neighbors' units. So please keep in mind the important reasons behind Los Verdes Park's rules, and follow them at all times. (I'm enclosing a copy of the rules for you to look over. Please call me if you have any questions about any of them.)
2. As a member of the community, you are legally obligated to follow the association's rules. Your lease obligates you to do the same.
3. If you violate any association rules, that's also a violation of your lease, and will have the same possible consequences.
4. If you violate any association rules, the association has the right to fine you. If that happens, not only will it be a default under the terms of your lease but, if necessary, that amount can be deducted from your security deposit.
5. Finally, if you violate any association rules, even if I don't want to force you to comply with them—or evict you for having violated them—the association has the right to do so itself.

I want to make sure that you understand just how important it is for you to follow the association's rules. Los Verdes Park is a great place to live, and as long as you abide by its rules, I'm sure you'll have a great time here. Please feel free to call me at any time with questions or concerns.

Sincerely yours,

W.G. "Bud" Oliver
Manager

92 Los Verdes Drive
San Luis Obispo, CA 93401