
Waterfield North Homeowners Association
Home Rental Guidelines

Home Rental Guidelines for the Blue Springs Neighborhood of Waterfield North

1. There is not a restriction against renting a house in the Waterfield North neighborhood to another party. However, homeowners renting a home to another individual are required to provide a copy of the restrictions to Tenant, as well as make sure that the restrictions are followed by said Tenant.
2. A Tenant registration form is included in this packet so that the Board has basic contact information of a Tenant living in the rented house, in case of emergency or other issues. The packet can also be found on the Waterfield North website, www.waterfieldnorth.com.
3. The following items outline a basic expectation of residents in the Waterfield North neighborhood.
 - ❖ **USE OF PREMISES.** The Premises shall be used and occupied by the Tenant exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of the lease agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling as restricted by Blue Springs Municipal Ordinances.
 - ❖ **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other architectural improvements on the Premises without the prior written consent of Landlord and approval as needed by the Waterfield North Homeowners Association Board (the "Board"). Landscaping is not regulated by the Board.
 - ❖ **PARTIES AND OTHER GATHERINGS.** Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents; Expectation of peace is regulated by Blue Springs City Ordinance.
 - ❖ **MAINTENANCE AND REPAIR.** Tenant and Landlord should come to an agreement on the upkeep and maintenance of the Premises, keeping said Premises in good and sanitary condition and repair in alignment with the Waterfield North Declaration of Restrictions and applicable Blue Springs City Ordinances. Maintenance shall include:
 - Mowing shall be done on a regular basis, either by the Tenant, Landlord, or agent hired by either party. Blue Springs City Ordinance requires grass height to be no more than 8 inches.
 - Trash should be placed in a container in a manner that it will not allow invasion by animals, and should not be placed more than 5 feet from the residence when placed out for pickup, per Blue Springs City Ordinance. Litter should also be picked up and discarded appropriately.
 - ❖ **ANIMALS.** Tenant shall be entitled to keep no more than 2 domestic animals per the Waterfield North Declaration of Restrictions.
 - ❖ **OTHER RESTRICTIONS.** The Declaration of Restrictions for the Waterfield North neighborhood can be found online at www.waterfieldnorth.com or by request from any duly appointed Waterfield North Homes Association Board member. Highlights of the restrictions include (but are not limited to) the following:
 - No above-ground pools are allowed, except wading pools that are entirely portable and movable.
 - No trailers, boats, RVs, buses, or campers shall be parked in the driveway or roadway at the residence for more than 24 continuous hours.
 - No parking of vehicles is allowed on grass and lawns. Care should also be taken to avoid parking a vehicle in a manner that impedes pedestrian traffic on sidewalks.
 - No chain link fencing may be used in any application including, but not limited to, perimeter fencing, dog runs, or other means of containment or separation in the exterior of the Premises.
 - ❖ **SPEED LIMIT.** The maximum speed limit in the neighborhood is 25 miles per hour.
 - ❖ **ABANDONMENT.** If at any time during or after the term of the lease agreement Tenant abandons the Premises or any part thereof, the Landlord is ultimately responsible for maintaining the residence.
 - ❖ **CONSTRUCTION.** The references to Tenant and Landlord used herein shall include, where appropriate, either gender or both, singular and plural, and are inclusive of all individuals and parties involved in a rental agreement.

Waterfield North Landlord-Tenant Form

Please complete the following form for your Tenant. A copy of the lease agreement may be substituted for this form, but please ensure that any personal information such as Social Security Number (SSN) or credit card number is blacked out on the copy provided.

I. Landlord Information

Landlord Name (Last Name, First Name)

Landlord Address

Landlord Contact Phone Number

Address of Rental Property

Landlord e-mail

II. Tenant Information

Tenant 1 Name (Last Name, First Name)

Tenant 3 Name (Last Name, First Name) if applicable

Tenant 2 Name (Last Name, First Name) if applicable

Tenant 4 Name (Last Name, First Name) if applicable

Tenant Phone Number

III. Dates of Tenancy.

Start Date of Lease Agreement

Ending Date of Lease Agreement

IV. Notification

Each Tenant should be notified at, or prior to, signing of the lease agreement of the restrictions of Waterfield North. The Declaration of Restrictions is set in place to maintain the neighborhood of Waterfield North, and designates a Board comprised of volunteers within the neighborhood to provide enforcement of said restrictions.

V. Signatures.

Landlord Signature †

Waterfield North Board Member Signature ‡

† Signature indicates that the Landlord agrees to advise Tenant of the restrictions of Waterfield North, and to communicate with Tenant as needed in the case of violations of the restrictions.

‡ Signature indicates that the Board Member has communicated all necessary information to Landlord.