



# Kingswood Village Property Owners Association

1001 Commonwealth Drive PO Box 815

Kings Beach, CA 96143

530-546-5003

## Kingswood Village Rental Rules and Regulations

*For your quick reference here is a short list of our top 15 regulations*

1. No smoking of cigarettes, cigars or any other tobacco or cannabis product is allowed on the property. This includes all common areas, balconies, decks, and porches. This is a Smoke-Free Residential Property.
2. There is a strict no dog policy for all renters.
3. No BBQ devices are allowed in the common areas except the two installed by Kingswood Village in the recreation area. No BBQ devices are allowed at rental units except those provided by the owner.
4. Quiet hours are strictly enforced from 10:00PM to 8:00AM.
5. Only the numbers of guests listed on the original reservation are permitted. That includes the use of Kingswood facilities, such as the pool and tennis courts.
6. Vehicles are limited to three per unit.
7. Vehicles MUST BE MOVED EVERY 24 HOURS during snow events and at least once per week all other times.
8. Vehicles must be parked within painted lines. Please do not block drive lanes.
9. No vehicle maintenance or repair is allowed on Kingswood Village property.
10. No trailers or RV's are allowed in the main lots at any time. RV's are limited to three days in the Sports Facility parking area and must be registered with Kingswood Village Property Manager. No overnight occupancy is allowed.
11. The speed limit in the parking lot is 5 miles per hour.
12. Dumpsters are for household garbage only. All trash should be bagged. Please make sure that the Bear Bars are secured after use. Bears are active in this area. Ashes are to be placed in the suspended red cans near the dumpsters.
13. No storage of personal items, such as bicycles and beach or snow toys, is allowed in the common areas.

14. Decks and entry porches must be free of clutter. General storage is not permitted. The only exception is bicycles, while the unit is occupied. No items, including laundry and beach towels are permitted on deck or entry porch rails at any time.
15. Use of swimming pools is at your own risk. There is no lifeguard on duty. All children must be supervised by a responsible adult.
16. Renters are bound by all Kingswood Village rules and regulations. The complete list can be found at [www.kvpoa.org/forms-documents](http://www.kvpoa.org/forms-documents).

FINES WILL BE ISSUED TO OFFENDING UNITS. THE MINIMUM FINE IS \$100.00

Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_