



COMMUNITY ASSOCIATION

ESTABLISHED 1973

PLEASE READ THE FOLLOWING:

AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANT:

7.1.10, REGARDING LEASE OR RENTAL OF PROPERTIES

7.1.10 The lease or rental of any home, townhome, or condo within the MCCA is governed by the rules, regulations, and Restrictive Covenants of the Association, and the provisions of RCW 59.18 – Washington Residential Landlord-Tenancy Act.

Obligations of the Owner.

It is the duty and responsibility of the owner to deliver to the tenant a copy of the rules and regulations of the Association, including the Restrictive Covenants. It is also necessary for the owner to notify the Association office within 10 calendar days of any new tenant and provide all requested information regarding their identity. The owner must also provide information regarding their whereabouts, email, and telephone information so that they may be easily reached, if necessary. Owners shall also provide the expected move-in and move-out dates of tenants.

Obligations of the Tenant.

The tenant is expected to manage the property as if they were the owner, that is, according to and in compliance with the rules, regulations, and Restrictive Covenants of the Association. If, for any reason, the tenant fails to live up to their responsibility in the management of the property, it is the responsibility of the owner to correct the situation, including if necessary, maintenance and/or repairs to the property. Management of the property includes, but is not limited to, regular yard maintenance, proper conduct with and respect for neighbors, removal of trash totes on time, and the adherence to local noise restrictions.

Remedies by the Association.

The Association shall have, and may exercise, the same rights of enforcement of the rules, regulations, and Restrictive Covenants, and remedies for breach of the governing documents, against the owner when a property is leased or rented just as though the owner were in residence. Any costs or fines incurred as a result of the exercise of these rights, and any remedies that may be required, are solely the owner's responsibility and are due and collectable as outlined within the governing documents.

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For Office Use Only	
Lease Date From:	To:

Tenant Information

Owners Name: _____

Mailing Address: _____

Div & Lot #: _____ Phone #: _____

Owners Email: _____

Tenant Names: _____

Home Address: _____

Tenant Phone #: _____ Cell Phone #: _____

Tenant Email: _____

Has the Tenant been informed about the Restrictive Covenants? Yes / No

- MILL CREEK COMMUNITY ASSOCIATION DECLARATION OF RESTRICTIVE COVENANTS APPLY TO ALL HOMES.
- SHOULD YOUR TENANTS CHANGE PLEASE NOTIFY MCCA.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF A PROPERTY AND COMPLYING WITH ALL THE DECLARATION OF RESTRICTIVE COVENANTS.

Signature of Owner : _____

Date: _____