

## Waterside Condominium Owners Association

### Standard Form Rental Agreement

Updated 2025

This Rental Agreement (the "Agreement") is made by and between:

\_\_\_\_\_ ("Homeowner") and

\_\_\_\_\_ ("Renter") as of the date set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at **Waterside Condominiums, 7175 US HWY 93 S, Lakeside, MT 59222.**

Building \_\_\_\_\_

Unit \_\_\_\_\_

2. **Rental Party & Phone #:** The rental party shall consist of "Renter" and the following persons:

\_\_\_\_\_  
\_\_\_\_\_

**Renter Phone Number:** \_\_\_\_\_

3. **Maximum Occupancy:** The maximum number of guests is limited to 6 persons for a two bedroom unit and 8 persons for a three bedroom unit.
4. **Minimum Stay:** This property requires a **14-night minimum stay.**
5. **Liability:** All the units are privately owned. The unit owners and the Waterside Condominium Owners Association are not responsible for any accidents, injuries, or illnesses that occur while on the premises or their facilities. The unit owners and Association are not responsible for the loss of personal property. By signing this agreement, the renter(s) is assuming all risk of any harm arising from their use of the premises.



- 6. **Term of the Lease:** The lease begins on \_\_\_\_\_ (the “Check-in Date”) and ends on \_\_\_\_\_ (the “Checkout Date”).
- 7. **Rental Rules:** Renter must read and abide by the Rental Rules **attached as Exhibit A at all times** while at the property and shall cause all members of the rental party to abide by the following rules at all times while on the property.
- 8. **Access:** Renter shall allow homeowner or COA Manager access to the property for purposes of repair and/or inspection. Homeowner/COA Manager shall exercise this right of access in a reasonable manner.
- 9. **Automobile/Parking Information:** Please provide the following information about your vehicle. Vehicle will be assigned to garage/carport # \_\_\_\_\_

Auto: Make \_\_\_\_\_ Color: \_\_\_\_\_

License Plate # \_\_\_\_\_

**The parties agree to the terms of this Rental Agreement, as evidenced by the signatures set forth below. The parties acknowledge that this Agreement is subject to the approval of the Waterside Condominium Owners Association or its authorized agent (“Association”). In the event this Agreement is not approved by the Association, this Agreement shall be void and of no further effect. Once the Declaration of Intent to Rent form is received by Property Management the rental is automatically accepted.**

Owner: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Renter: \_\_\_\_\_

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

Date: \_\_\_\_\_



## **Exhibit A**

### **Waterside Condominium Rental Rules and Regulations**

#### **To Owners**

- Two- week, 14 day minimum rental
- Owners must submit to the Property Manager the Intent to Rent Form, and for each rental period, the Waterside COA Rental Agreement (both available on the [Watersidemt.com](http://Watersidemt.com) Website).
- The Renter Rules and Regulations form should be left in each unit that is rented.

#### **Pets**

- Renters are not allowed to have pets at Waterside Condos

#### **Parking**

- Parking can only occur in designated spaces at the assigned garage/carport for your rental.
- No trailers, boats, RV's, or oversized vehicles are allowed at Waterside.

#### **Kayaks/Paddleboards**

- Kayak or paddleboards or not allowed on the grass

#### **Balcony and Decks**

- Towels are not allowed to be hung on the balcony railings
- These areas are not permitted for storage

#### **Quiet Time**

- Quiet time is from 10:00 p.m. to 8:00 a.m.

#### **Smoking**

- No smoking allowed on patios/decks. Use the courtyard or other common areas please.



## **Occupancy**

- No more than Six (6) persons for a 2 bedroom unit, or eight (8) persons for a 3 bedroom unit.

## **Fireworks**

- No fireworks are allowed

## **Barbeques**

- Charcoal BBQ grills are not permitted on patios or decks. Use the gas grill provided by unit owner.

## **Swimming Area**

- A swim area is cordoned off to protect swimmers from recreational boaters and personal watercrafts. No lifeguard is on duty so swimming is at your own risk. No swimming from the docks or the marina area.

## **Sidewalks and Pathways**

- Bicycles, scooters, motorbikes, etc shall not be used on the pathways or sidewalks within the Waterside Complex.

## **Liability**

- All the units are privately owned; the unit owners and the Waterside Condominium Owners Association are not responsible for any accidents, injuries or illness that occur while on the premises or its facilities. The unit owners and Waterside COA are not responsible for the loss of personal belongings or valuables of the renter. By signing the Waterside Rental Agreement, it is agreed that all renters and their party are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite on the premises.

**For all non-cooperative behavior please call the Property Manager, Lindsay Freitas, at 406-257-1302.**