

RENTING IN CHARBONNEAU GREEN

As renters here in Charbonneau it is very helpful to read the following:

Membership: Article III paragraph 2 as found under "Charbonneau Covenants, Conditions, and Restrictions for Charbonneau Country Club - Charbonneau, the Village at Wilsonville".

"Each lessee, renter, or other occupant of a residential unit in the properties not eligible for the proprietary membership, but who satisfies the conditions of the Bylaws of the Townhome Association and of this Declaration shall be an associate member, which status shall continue in effect during such time as the associate member shall be authorized non proprietary tenant unit in the properties. Associate member shall carry all of the rights and privileges and shall be subject to all the obligations and responsibilities of proprietary membership, except the right to vote. At any time an associate member shall cease to be a resident of the properties, or shall become a proprietary member, his rights and privileges as an associate member shall thereupon terminate."

By reading this short paragraph, you can see that those who rent are entitled to enjoy all the benefits and responsibilities of those who own their homes, except they do not vote in association business.

As mentioned in others parts of this website, all residents benefit from a Directory published by the Charbonneau Country Club. It covers information for both owners and renters. The "History of the Charbonneau" paragraph is followed by the Development, and then a substantial section on The Charbonneau Country Club which further acquaints the reader with how the CCC affects all residents. A Charbonneau Club Residential Directory, published each May, is an extraordinarily helpful guidebook. The Renter can seek a copy of the Directory from The Charbonneau Country Club.

Charbonneau Green website has a section regarding dues and fees. There is a section regarding Insurance for "Personal Possessions". Renters may wish to contact their own insurance company regarding "renters' coverage" for their personal belongings.

Charbonneau Green CC&Rs.

This is where the renter will find the information that guides our HOA. Covenants, Conditions, & Restrictions and four Policy Resolutions pertaining to the CC&R. There is Policy Resolutions with supporting information: Policy 2011-002; There listed are possible fines which the renter should be aware of to avoid unknowingly incurring a fine. There are forms available for parking variances.

General Rules

This is an important section to become familiar with. Misunderstandings can come about when one is not familiar with the rules our HOA has established for the comfort and safety of all the residents.

Charbonneau Green Pool

Its Rules and its Uses for our HOA are described In the website as well. Each residence should have a key. The key stays with the house. Should the renter lose the key, notify the Welcome Committee. A fee of \$5.00 is required for a replacement key.

Disaster Preparedness

Charbonneau Green has a section about Disaster Preparedness on this website. The team assigned to your home will contact you and bring you up to date with our most current information and suggestions.

Other Information of Note

Trash pickup is Thursday. To arrange for service, contact Republic Services at 877-693-9729 or www.republicservices.com

A monthly newsletter is sent to resident email addresses recapping any information that seems important to share.

Activities include an annual Summer poolside light picnic supper. Everyone will get an invitation! There is a very modest charge. An annual Holiday dinner at the Charbonneau Country Club. All residents will receive an invitation with all the information for your holiday planning.

The Wilsonville Post Office and Charbonneau postal carrier most always has the yellow "vacation" cards on hand if you want to give a hold notice before you go on vacation.