

# LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION

## LONG & SHORT-TERM RENTERS GUIDELINES

These guidelines should be posted in all rental homes in Lost Bridge Village and provided to all rental agencies dealing in LBV properties.

- Rentals:** By direction of LBV Covenants, all homes in Lost Bridge Village are single-family homes and can only be rented to single families. Efforts should be made to ensure the number of guests in the home matches the number on the rental agreement.
- Docks:** All docks are privately owned and may not be used by renters - per the U.S. Army Corp of Engineers
- Fires:** Call 479-273-5530 or 866-207-5140 (go to: [bentoncountyar.gov](http://bentoncountyar.gov)) to check if Burn Ban is in force. If it is, it means fires are too dangerous and you can be fined if you violate this order. All fires on private property require a burn permit from Benton County. Fires on Army Corps of Engineers' property are expressly prohibited.
- Noise:** NO loud music, or excessive noise. Violations will be reported to the Benton County Sheriff's Department.
- Firearms:** NO USE of any firearm, bow & arrow, or any device capable of killing is allowed in Lost Bridge Village.
- Parking:** In NO case shall any vehicle, motorcycle, trailer, camper, and/or boat be parked on any street, road, or easement as to block or hinder emergency vehicles.
- Speed Limit:** Speed limit is 25 MPH maximum, with 20 MPH posted in certain locations. Speeding in Lost Bridge Village is strictly prohibited. Violations will be reported to the Benton County Sheriff's Department.
- Pets:** Pets are not allowed in rental homes unless a written agreement exists between the property owner and renter. Pets MUST be confined to lot boundaries, unless under effective restraint.
- ATV's:** ATV's are not allowed on the airstrip, roadways, shoulders, sidewalks, or private property in Lost Bridge Village. Violators will be reported to authorities.
- Amenities:** (Recreation Center) Short term renters are not allowed to use the LBV amenities unless they pay \$4.00 per day per person for the privileges. A long-term renter, upon proof of a 6-month or longer lease of LBV property, can pay a \$72.00 fee at the LBVCA office at 12477 Lodge Dr. to gain use of the Amenities for the current calendar year. This will include all family members at that rental address. The Recreation Center facilities include the following:
  - Recreation Center building with indoor games and workout equipment
  - Swimming Pool
  - Shuffleboard & horseshoe pits
  - Barbecue pit and picnic area
  - Playground
  - Gazebo Park area