

MEADOWMONT PROPERTY OWNERS ASSOCIATION, INC.

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Guidelines for Property Owners who Rent their Property to others

Meadowmont is a residential neighborhood with the exception of a few commercial properties located near Hwy 4. The Association promotes a quiet, family-oriented neighborhood atmosphere with an active neighborhood watch program.

Owners who rent their properties need to know and share the following information with their rental agents, tenants and their vacation / full time renters.

Tenants/Renters are “guests” of the owners and are expected to comply with all Association rules, local laws and ordinances.

The number of occupants, renters and guests must follow County guidelines for single-family residential use.

The number of vehicles should be limited and must park off the street as the road is shared with snowplows, pedestrians and emergency vehicles.

Any parties, music, use of mechanical devices or other noise making activities should be time-limited so as not to create an ongoing disturbance to neighbors. Doors and windows should be closed to contain excessive noise. The county curfew for minors is from 10:30pm – to 7:30 am. The county Sheriff’s Department does enforce disturbance of the peace complaints. Be aware that sound travels.

Calaveras County requires that dogs be licensed and be under the owners control at all times. Dogs should wear a collar with vaccination tags, license and owners address in the event that they become lost. Dogs that are continuous barkers should be brought indoors.

Trash should be secured and removed on a weekly basis. Unsecured trash is at risk of being knocked over by bears, dogs, coyotes and/or raccoons. Trash can be taken home with you or taken to a local transfer station in Avery (795-3222) (closed Wednesday and Thursday). Please pick up all your litter, including cigarette butts, which should never be tossed due to fire danger.

Renters and guests must read and observe the adopted rules and CC&Rs of the MPOA. Copies are available on our website.