

# TRAPPERS RIDGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

## RULES FOR PROPERTY OWNERS WHO RENT OR LEASE THEIR HOMES

These Rules and Regulations are binding and approved by the Trappers Ridge HOA Board of Directors. They are effective as of September 30, 2019. All Trappers Ridge Homeowners who rent or lease their homes must adhere to Section 7.27 of the Association's Covenants, Conditions and Restrictions (2018) governing Long-Term and Short-Term Rentals as well as these rules.

Any owner may lease his home provided that any lease agreement between an owner and a lessee shall be in writing and must state the terms of the lease.

As a condition of renting or leasing a living unit, the owner shall obtain renters insurance or expanded property owners insurance insuring the owner and the Association from any claim, cause of action, cost or expense incurred by the Association resulting from the owner's lessee's use or occupancy of any portion of the development including but not limited to the common areas and amenities. Such owners shall personally indemnify and hold the Association harmless from any damages to, or liability from the owner's lessee's use or occupancy of the common areas. Every homeowner who rents or leases his or her property will provide to the HOA, *upon request*, a copy of their renter's insurance policy.

All rental contracts must be for a minimum of three (3) nights.

An owner may not lease or rent less than the entire dwelling. No single rooms or portion of the dwelling may be rented.

The maximum occupancy for rental homes is as follows:

- For 2-or-3 bedroom homes (single finished level): 2 persons per bedroom plus an additional 2 persons.
- For homes with 4 or more bedrooms (multi-level homes): 2 persons per bedroom plus an additional 4 persons.
- Children over the age of two count towards the permitted maximum occupancy.

Owners must follow the guidelines in CC&R Sections 7.27.3 and 7.27.4 governing the definition of a bedroom and the requirements for emergency escape/rescue.

As used in this Declaration, "the term 'bedroom' refers to any room with (A) an exterior window that supplies the room with natural light and ventilation, and (B) an interior door that causes the room to be closed off from the remaining living space of the Dwelling. Living rooms, recreation rooms, bathrooms and storage rooms do not meet the definition of a bedroom under this Declaration."

Also as used in this Declaration, “any room that is used for sleeping purposes must have at least one operable emergency escape and rescue opening through which a firefighter or other first responder may directly access the room via an exterior door or window. A skylight may not serve as a means of emergency escape and rescue.”

Any owner who rents their dwelling assumes complete responsibility for the actions and behavior of their tenants and the guests of tenants.

The lessee is subject to the provisions of all Trappers Ridge Governing Documents, including the CC&Rs, Bylaws, and Rules and Regulations. Owners must include an electronic or written copy of all Trappers Ridge Rules and Regulations in all contracts. The owner must also display the current Rules and Regulations prominently in the unit.

When units are leased to long term renters, owners are asked to file the lessee’s basic contact information with the HOA management. Owners should communicate all relevant announcements from the HOA to the renter, and allow long term renters to opt into relevant HOA emails.

Any violation of the governing documents by tenants or their guests may result in a fine being levied against the dwelling, the payment of which shall be the sole responsibility of the owner of that dwelling. Fines will be assessed in accordance with Article 8 of the CC&Rs.

To assist in the enforcement of Trappers Ridge Rules and Regulations, rental owners are required to provide the HOA with both Primary and Secondary Contacts in case of emergencies or tenant issues. One contact must be local, within a 30 minute drive of the unit.

The HOA will email or call the owners (and/or rental agents/local contacts if the unit is a rental) if there are any problems regarding their unit itself e.g. flooding, or if there are any problems concerning the conduct of owners, guests, or tenants. Owners are responsible for resolving the problem in a timely fashion.

A clubhouse access fob must be provided to the renters by the home owner or property manager. A fob must be in the possession of any renter or guest using the clubhouse, spa or pool. Large groups, such as family reunions, should limit the number of people using the pool and/or clubhouse to eight at one time.

If renters move garbage cans to the street prior to their departure, the homeowner (lessor) must make arrangements for the cans to be properly stored following garbage pick-up on Mondays.

## Advertising Requirements

Homeowners or their agents who use AIRBNB, VRBO and any other internet rental sites to rent or lease their homes must make provisions to comply with all rules and policies. If a home is advertised for rent either by the owner or a rental agency, whether long or short term, the owner will provide to the Homeowners' Association a list of all media and websites used along with the corresponding rental number.

All advertising of the rental unit must include:

- The correct maximum occupancy of the unit based on the number of bedrooms.
- The correct number of off-street parking spaces available for the unit (i.e. the number cars that fit in the garage and driveway). On street parking is not permitted.
- Access to the clubhouse, pool, and spa is limited to 8 persons at a time.
- The discharge of firearms or fireworks is *not* permitted.
- A statement that community rules exist to ensure the enjoyment of the community by residents, guests, and tenants. A recommendation that all prospective renters review Trappers Ridge Rules and Regulations prior to booking with a link either to the TR website Rules and Regulations or a link to a page in their website containing current Trappers Ridge Rules and Regulations.

Enforcement of Advertising Requirements: The Association will monitor advertising on websites. If a property is advertised incorrectly, the owner will be notified and will have 7 days to correct the erroneous and/or missing information. Fines may be assessed if necessary, in accordance with Article 8 of the CC&Rs.

Please remember, Trappers Ridge is neither a resort nor an open subdivision. It is a Planned Residential Unit Development with CC&Rs, By-Laws and Community Rules that govern and protect all residents and home owners.

These rules are meant to keep our community safe, clean, orderly and tranquil and to preserve property values for all homeowners.