

TRAPPERS RIDGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

RULES FOR PROPERTY OWNERS WHO RENT OR LEASE THEIR HOMES

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

All Trappers Ridge owners who rent or lease their homes for less than thirty (30) days must have a Weber County Short-Term Rental License. This number must be registered with the Trappers Ridge Homeowners Association Managing Agent and posted on all advertising.

In addition, owners must abide by the procedures and operating standards of the Weber County Short-Term Rental Ordinance (weber.municipalcodeonline.com Search for code # 108-11 Short-Term Rentals) If the Weber County Short-Term Rental Operating Requirements (Ex: maximum occupancy, nightly rental minimums, parking, etc) are not the same as the Trappers Ridge requirements, the highest standard (most restrictive) prevails.

Two examples:

- The County Ordinance allows a two (2) night minimum stay. The HOA requires a three (3) night stay. The three-night minimum prevails.
- If Weber County has granted an exemption to the STR Ordinance 10-person occupancy limit and set the home's occupancy limit at 14, but the HOA CC&Rs and Rules say 16, the maximum occupancy is 14.

With that understanding, the Trappers Ridge Homeowners Association Rules for Rental Owners are as follows:

These Rules and Regulations are binding and approved by the Trappers Ridge HOA Board of Directors. 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.

Owners and their Designated Responsible Agent must sign a form acknowledging that they have read and understand all Trappers Ridge Homeowners Association rules. This form must be filed with the Association's Managing Agent.

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.

RULES FOR PROPERTY OWNERS WHO RENT OR LEASE THEIR HOMES (Continued)

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 Trappers Ridge HOA 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 toward the permitted maximum occupancy.

If a maximum occupancy greater than 10 is granted by Weber County during the licensing process, it is the responsibility of the owner to notify the Association's Managing Agent with the documented changes.

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."

RULES FOR PROPERTY OWNERS WHO RENT OR LEASE THEIR HOMES (Continued)

An Emergency Egress Plan and fire extinguishers should be placed in a county-approved location on each level of the home as well as in the garage.

The short-term rental use shall remain consistent with the residential nature of Trappers Ridge. As such, no commercial operations shall be permitted in a rental home. This shall include large events that exceed the stated occupancy limits. Prohibited uses/events shall include, but are not limited to receptions, luncheons, weddings, retreats, and similar commercial uses. Catering of food, erection of temporary shelters, tents, canopies, and other similar structures, and outside employees/staff are prohibited.

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 contact information for their Designated Responsible Agent in case of emergencies or tenant issues. The Responsible Agent must be able to respond, in person if needed, within 60 minutes.

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

Replacement fobs are available from the HOA for \$50 each. Replacement wristbands are \$10 each.

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

RULES FOR PROPERTY OWNERS WHO RENT OR LEASE THEIR HOMES (Continued)

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 Weber County Short-Term Rental License number.
- The correct maximum occupancy of the unit.
- The correct number of parking spaces for the unit. Overflow parking is limited.
- On-street parking is not permitted.
- Access to the clubhouse, pool, and spa is limited to 8 persons per home 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 before booking with a link either to the TR website Rules and Regulations (<https://trappersridgehoa.com>) or a link to a page on the advertising website containing current Trappers Ridge Rules and Regulations.

Thank you for your cooperation!

Trappers Ridge Homeowners Association

May 2023

TRAPPERS RIDGE HOMEOWNERS ASSOCIATION

OWNER AND DESIGNATED AGENT ACKNOWLEDGEMENT OF UNDERSTANDING

This form must be filed with the Trappers Ridge Homeowners Association Managing Agent.

Please Print:

Trappers Ridge Address: _____

Weber County Short-Term Rental License #: _____

Owner Name: _____

Owner Phone: _____

Owner Email: _____

To assist in the enforcement of Trappers Ridge Rules and Regulations, rental owners are required to provide the HOA with contact information for their Designated Responsible Agent in case of emergencies or tenant issues. The Responsible Agent must be able to respond, in person if needed, within 60 minutes.

Designated Agent: _____

Agent Phone: _____

Agent Email: _____

The undersigned acknowledge that they have read and understand all Trappers Ridge Homeowners Association Rules and Regulations.

OWNER SIGNATURE

_____ Date: _____

DESIGNATED AGENT SIGNATURE:

_____ Date: _____