

Nov 11 Meeting – Coffee with Peter

Below are the 4 slides presented that are pertinent to the Short Term Rental Covenant change.

Noted status of the informal survey on Short Term Rentals.

➤ After filtering out ineligible votes the results of the informal survey on Short Term Rentals are as follows:

- Totals votes 2,180 – 1,842 in favor of an amendment limiting Short Term Rentals or 84.5% and 338 opposed to a Short Term Rental Amendment or 15.5%.
- What timeframe should be considered a Short Term Rental?

Less than 3 months	24.23%
Less than 6 months	22.25%
Less than 9 months	22.29%
Less than 12 months	31.23%
- Would you assist going door to door or telephoning?

Yes	33.59%
No	66.41%

9

LEASING REQUIREMENTS

Lease Terms. A Single-Family Dwelling Unit may be leased only in its entirety; no rooms or fractions of a Single-Family Dwelling Unit may be leased. There shall be no subleasing of a Single-Family Dwelling Unit or assignment of a lease without prior written Board approval. All leases must be for a term of at least six (6) months, except with written Board approval.

Compliance with Association Documents. The Owner must provide the tenant/Occupant of the Single-Family Dwelling Unit copies of the Association Documents. The terms of the Association Documents are deemed to be incorporated into each lease or other occupancy agreement for any Single-Family Dwelling Unit, whether or not expressly stated therein, and into the terms of any tenancy or other Occupancy arrangement even if no written lease or agreement exists between the Owner and the Occupant.

10

LEASING REQUIREMENTS - continued

The Owner and each Occupant shall comply with all provision of the Association Documents. The Owner and Occupants are responsible for violations by any guests of the Single Family Dwelling Unit and may be sanctioned for any such violation.

If a Single-Family Dwelling Unit is leased or Occupied in violation of the Association Documents, if an unauthorized Lease or Occupancy arrangement is entered into for the Single Family Dwelling Unit, or if the Owner, Occupant or Guest violates the Association Documents, the Association shall be authorized to take all enforcement actions against the Owner and/or Occupant.

Short Term Leasing. Short Term Leasing is expressly prohibited.

11

What other communities are doing:

- **Port Royal Plantation - Ninety day minimum rental**
- **Indigo Run - Six month minimum rental period**
- **Windmill Harbor - Minimum rental six months**
- **Palmetto Hall - Six month minimum rental period**
- **Moss Creek - Rentals must be one month or more owners who rent must register with the POA and pay a \$1,000 annual fee**

12

Above slide thanks to Dave Homiak's research