

Lake Haus Condominium Association Short Term Rental Policy

The following policies are intended to protect the HOA membership against adverse impacts that short term or vacation renters may cause to HOA common areas and also against inappropriate use of our Lake Haus HOA Onsite Managers. The Lake Haus HOA and its Onsite Managers are not involved with rental units and for security reasons the Onsite Managers are prohibited from unlocking units for guests.

1. Owners using their units for short term/vacation rentals are responsible for any violations, by their tenants, of the HOA Declarations, By-Laws, Rules and/or this Short-Term Rental Policy and may incur fines or other penalties for such violations.
2. Owners must comply with all HOA, City, and County guidelines concerning rental occupancy limits. Violations of this rule will result in a fine of up to \$350 per occurrence.
 - The current Summit County rules allow up to 4 people per 1-bedroom unit and 6 people per 2-bedroom unit, based on square footage. Owners shall not advertise higher occupancy rates than those allowed by law.
3. If an owner chooses to rent their unit short term, the owner must complete and submit a short-term occupancy form to the Lake Haus HOA Onsite Managers.
 - Short term/Vacation Rental is defined by any period less than 30 consecutive days.
4. Owners shall comply with all City and County regulations for short term and vacation rentals, including required lodging permits and lodging tax obligations.
5. Owners with Short Term/Vacation Rentals must provide all property management services to their tenants or shall have a Responsible Agent.
 - The owner or Responsible Agent must provide all services such as, but not limited to, arranging for key pickup, providing parking passes, cleaning the unit, performing any emergency or non-emergency maintenance for the unit.
 - Current contact information for the Responsible Agent must be provided to the Lake Haus HOA Onsite Managers' office.
 - The Lake Haus HOA Management's relationship is with Lake Haus homeowners; therefore, the Lake Haus HOA Onsite Managers shall not be provided as a contact to tenants and tenants must contact the owner or Responsible Agent with any concerns, questions or needs regarding the unit or their rental.
 - Renter interactions with the Lake Haus HOA Onsite Managers for emergencies not related to a unit fire or flooding which impacts an adjacent unit will result in a service charge of \$500.

6. Owners are required to have appropriate vacation rental insurance coverage.

- Some online rental sites offer host protection guarantee policies; however, these policies may not cover damage to HOA common areas.
- Owners are liable for the cost to repair damage to Lake Haus common areas caused by their tenants.
- Owners are advised to carry a policy that covers the cost of the \$15,000 HOA insurance deductible.

7. Owners renting to people with Assistance Animals are required to contact the Lake Haus HOA Management and provide such information in advance of the tenants taking occupancy.

- Lake Haus HOA will comply with City, County, State, and Federal regulations; however, Lake Haus HOA Management reserves the right to request a copy of documentation for the Assistance Animal before the renter takes occupancy.
- City, County, State, and Federal Regulations define Assistance Animals.

8. Per HOA rules, each unit is allowed the use of no more than 2 parking spaces. The first is the unit's assigned parking space and the second is in the overflow parking areas for Buildings C, D, E, F, or G.

- All Owners will be issued one laminated parking pass for use by themselves, their guests or their tenants. All vehicles parked anywhere other than the designated unit parking space at Lake Haus must have a parking pass displayed, or it will be subject to towing. It is the owner's or owner's Responsible Agent's responsibility to provide such passes to their tenants for use while renting the Owner's unit and the Owner shall be responsible to obtain and pay for replacements for lost parking passes from Lake Haus HOA Onsite Managers.
- Parking lot violations carry a fine of up to \$350 per occurrence.

9. Owners shall keep a "Rental Unit Guidelines Book" in their unit listing all HOA Rules, including the items below. A copy should also be on file with the Lake Haus HOA Onsite Managers.

- Pets are not allowed at Lake Haus Rental Properties. Guests with pets will be asked to leave the property and will incur a fine of up to \$350 per occurrence.
- The hours from 10 PM to 7 AM are the designated quiet hours at Lake Haus. Please respect your neighbors and keep noise to a reasonable level. Violation of this rule will result in a fine of up to \$350 per occurrence.
- No smoking is allowed in the unit, on the deck, or within 15 feet of the unit or quad doors. Violation of this rule will result in a fine of up to \$500 per occurrence.
- No personal items may be stored in common areas. Violation of this rule will result in a fine of up to \$500 per occurrence.
- Lake Haus HOA parking rules as well as the Unit's one parking pass. Violation of this rule will result in a fine of up to \$350 per occurrence.
- A list of unit utilities information that includes:
 - Operation of fireplace and electric heat
 - Wi-Fi information
 - Cable TV Information
 - Dumpster Locations
 - Water and Gas cut off locations
 - A copy of the Lake Haus rules and polices.
 - Emergency contacts for the owner or the owner's Responsible Agent noting the \$500 service charge for use of the Lake Haus Onsite Managers.