

# The Variations

## Clarification of Rules

### Applying to Airbnb Rental

Some of the homeowners in the community have been asking about the rules surrounding short term leasing otherwise known as Airbnb. The community does not allow short term leasing or any business activity per the governing documents of this community. Therefore it is not tolerated and is a violation which can carry a fine of \$25.00 per day. Please reference paragraph 11. Leasing of Units and paragraph 10 section (b) Residential Use for clarification:

*(1) General. All leases shall be in writing and in a form approved by the Board of Directors. All rentals must be for a term of no less than one (1) year. The unit owner must make available to the tenant copies of the Declaration, By-Laws, and the rules and regulations.*

*(b) Residential Use.*

*Each unit shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a unit or any part of the Condominium either as a primary or accessory use of either the unit or other portion of the Condominium; provided, however, an owner or occupant may conduct such business activities within the unit so long as*

*(a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the unit;*

*(b) **the business activity does not involve persons coming onto the Property who do not reside on the Property;** (c) the business activity conforms to all zoning requirements for the Property; and (d) the business activity is consistent with the residential character of the development and does not constitute a nuisance or a hazardous or offensive use, as may be determined in the sole discretion of the Board of Directors.*

There is also a section in the Airbnb rules that require interested parties to review the governing docs of the community before entering your unit to be leased. Those who fail to do so are in violation of the Airbnb rules and will be reported and most likely denied the ability to do so.

We hope this information will allow you to make an informed decision before attempting to lease illegally in this community.

Thank you,

Your Board of Directors