

Notice about proposed amendments to CC&Rs  
(covenants, conditions & restrictions)

Currently:

No owner shall be permitted to lease his unit for hotel or transient purposes.

Proposed:

With a vacation rental management company in place a tenant can have a short term rental known as a vacation rental. An emergency 24/7 phone number must be provided to the HOA.

**What is a vacation rental management company?**

I personally use Evolve 877-818-1014 Featured in Entrepreneur, Fortune, Bloomberg, Skift & TechCrunch

1. 24/7 support
2. **Emergency phone number- if you get a bad tenant there is a phone number you can call and they will handle in**
3. Every booking is protected by our industry-leading *Property Protection Plus* program with up to \$3,000 in damage protection and \$1,000,000 in liability coverage.
4. 2 night minimum stay recommended
5. Manage listings- they make sure that the drivers license matches the credit card used
6. No cost to join
7. No monthly fee or term commitment
8. They charge 10% of the income earned and they use 6% of that to pay the vacation rental site used.
9. No under 25 can rent
10. They provide at no cost to you a professional photographer to take pictures of your property
11. Home owners must go through a background check prior to listing the property.
12. They handle all pre- and post-stay communication with your guests and on-site partners, and our team is always just a phone call away.

**Why make a change?**

1. With many losing their jobs there would be an option to stay with a friend and rent your condo out to help cover costs.
2. I would prefer having someone visiting our town just needing a place to sleep rather than a 9 month lease in which your property may not be taken care of
3. In 1978 vacation rentals did not exist.
4. Vacation rentals provide valuable tax dollars to our city
5. If my leased condo is loud there is no one to handle it other than the police. With a managed vacation rental there is an emergency 24/7 phone number to get rid of them. Lets face it..... and additional \$500 charge on their card will get them to stop.

