

Rental/Leasing of Scenic Place Condominium units (“Units”)

1. Short Term Rental (“STR”), defined herein as any rental/lease agreement for the Units with a period of less than 30 contiguous days, is hereby prohibited in the Scenic Place Condominium community. The definition STR and rental/lease agreements include any agreement to provide VRBO, Airbnb, or other peer-to-peer exchange for lodging or hospitality services, which are the provision of sleeping accommodations with or without any related services, including but not limited to the provision of cleaning and laundry services, access to communication/internet services, use of bathrooms, kitchen, and laundry facilities, parking, and any other amenities the Units and their contents can offer, to persons who pay for such sleeping accommodations as transient guests.

Units may otherwise be rented/leased, provided that:

- (i) each rental/lease agreement shall be for a term of 30 or more contiguous days;
- (ii) each rental/lease agreement shall be in writing, shall state that it is subject to the tenants adhering to the regulations of the Scenic Place Homeowners Association (“HOA”) including, but not limited to, the HOA’s By-laws, Declarations, and other governing documents (“HOA Regulations”), which shall be referenced as and made an addendum to the rental/lease agreement, and shall state that failure by any tenant to comply with HOA Regulations shall constitute a default under such rental/lease agreement;
- (iii) the owners of Units, by renting/leasing their Units, agree that they shall be responsible for the conduct of their tenants and their tenants’ pets, and that they shall promptly take all reasonable measures to address and rectify any behavior or condition that is either disruptive to the community or in violation of the HOA Regulations, and as may be requested by the HOA Board of Managers (“HOA Board”); and
- (iv) a copy of the rental/lease agreement shall be provided promptly to the HOA Board, upon request.

2. The HOA and the HOA Board shall have the right to adopt further rules to penalize and to prevent the violation of the prohibition against STR by owners of Units and to address any behavior or condition disruptive to the community or in violation of the HOA Regulations by the tenants of Units.