

## Mammoth Creek Condominiums – Transient Rental Policy

To increase communication and safety on the property, to ensure our management team is able to enter units for safety and maintenance reasons, and to minimize occupant surprise, the Board is instituting a policy specific to transient rentals.

The increased number of channels through which you may manage your rental, and an increased number of CC&R / By-Laws violations have driven the need to apply a fee structure to such violations. The requirements in this policy are in accordance with our CC&R and By-Laws. As stated therein, our complex welcomes transient rentals that are in alignment with the Town of Mammoth Lakes rental guidelines.

For any below violation, the Board will take the following actions:

First Offense: Warning letter from the HOA Board of Directors to the Unit Owner

Second Offense: Assessment of \$100 to the Unit Owner

Third and Subsequent Offenses: Assessment of \$250 to the Unit Owner

Requirements:

1. All owners who are using their units for transient rentals shall furnish to management the following information: (CC&R 7.10)
  - a. Name and contact information of agency managing the rental, if it is managed by a third party
  - b. Name and contact information of the required 24-hour emergency contact for the unit
2. All rentals shall follow CC&R occupancy guidelines (no more than two persons per bedroom or loft, plus two more persons, may occupy the property). (CC&R 7.2)
3. All occupants, including renters, shall display a parking permit in each car on the property that displays unit number. The number of vehicles associated with any rental shall be in accordance with CC&R allowance. (CC&R 7.5)
4. Pets are restricted to owner occupancy only and are not allowed for any rental use. (CC&R 7.7)
5. It is the responsibility of the unit owner to communicate to all renters that on site management may enter the unit for scheduled maintenance during their stay. For example, annual fire extinguisher maintenance, quarterly pest control, or fireplace cleaning may require managers or technicians to enter a unit. Management shall provide 48-hour owner notification for regular maintenance. Emergency related access is permitted at any time. These personnel shall knock and announce emergency entry intentions prior to entry. Owners are responsible for relaying information provided by management to rental occupants.

This policy is being instituted to ensure the safety and enjoyment of everyone staying on our property.

Approved by resolution

DAY MONTH YEAR

Mammoth Creek Homeowners Association

Board of Directors