

**Pioneer Village 11 HOA Short Term Rent Policy**

**BE IT RESOLVED** the Association hereby adopts the following procedures to be followed for enforcing policies rules and regulations and other governing documents of the Association.

Units renting for less than 180 days or 6 months are considered in violation of the Pioneer Village II Covenants, under Article V Sections 1 & 2 Land Use and Building Type, which states no person or persons under the age of 45 my reside or rent from the owner of the property and that the home shall be used only as a single family residence.

Members can work within their home for business reasons, but not use their home as a short-term rental. Short term rentals include, but are not limited to: Bed and Breakfast business; AirBnB; VRBO (Vacation Rentals by own ); or any Online Business with the sole aim of turning the member of Pioneer Village II home into a short term rental.

Renting or listing a unit to rent for less than 180 day or 6 months will have the following fine schedule.

<b>Listing a unit or home (online or through an agent)</b>	
First offense:	Warning
Second offense:	Up to \$100; double each offense
<b>Rental of a unit or home</b>	
First offense:	Up to \$500 fine
Second offense: <i>Note: Legal counsel is informed of the repeat violation; legal action may occur.</i>	Up to \$1000 fine
Third offense:	Up to \$2000 fine
Fourth offense:	Up to \$4000 fine

**Violations of other community rules may also be subject to fines.**

Even if proof of short term rental is not substantiated, but other rules violations transpire as a result of the unit owner's guests, the following fines will apply:

**President's Certification:** The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

*Rand B. Meyer*

9-21-2019