

**RESOLUTION OF
GRANDVIEW VILLAS CONDOMINIUMS ASSOCIATION, INC.
REGARDING POLICY AND PROCEDURE FOR
SHORT-TERM RENTALS**

Effective Date: 27 Dec 2022

Grandview Villas Condominiums Association, Inc. hereby adopts the following policy and procedure for short term rentals.

1. Definition. A Short-Term Rental (STR) is defined by Grand County, CO as: The nightly or weekly rental of dwellings, dwelling units, mobile homes, rooms or accommodations, excluding hotels and motels, for less than 30 consecutive days, including but not limited to: single-family dwellings, duplexes, multi-family dwellings, townhomes, condominiums, timeshare or similar dwellings.
2. Applicability. Unit owners must follow town and county regulations, including maintaining a current rental permit from the Town of Grand Lake prior to any rentals.
3. Approval to Rent. To receive an HOA STR Approval Letter required by the Town of Grand Lake, unit owners must pay Grandview Villas Registration Fee in full (see paragraph 3 below). After receiving the License administered by the Town of Grand Lake, owners must complete the Grandview Villas STR Registration Form in its entirety (see link below). This will include uploading a current copy of the License and two (one of which must be local) emergency contact phone numbers, prior to any rentals.
4. Instructions. Instructions on filling out the GVV on-line Registration form here.
https://docs.google.com/forms/d/e/1FAIpQLSd_WDWfm-nMzq_KByf44LWSK2CDr1cpRXzoWIn8_2lZhMOsJw/viewform?usp=sf_link
5. Registration Fee. Effective 01 Jan 2023 unit owners who engage in STRs of their units shall pay an annual Grandview Villas Registration fee of \$1200 to the HOA to defray the cost associated with additional work performed by the HOA Board in research, approval, monitoring, verifying compliance, and responding to owner complaints of the STR. Again, this Registration fee must be received by the HOA prior to receiving initial HOA sign-off or prior to any annual renewal with the Town of Grand Lake. Any amount collected in this manner, if not required to make up any shortfall in the current year Operating Budget shall be transferred to Capital Reserves.
4. Unapproved Rentals. Effective 01 Jan 2023 unit owners who engage in STRs of their units without getting complete and proper approval from the Town of Grand Lake and from the GVV HOA, subject to Notice and Hearing, shall be assessed a fine of \$2500 payable to the HOA as well as loss of right to

apply for STR permits from the HOA for a period of 12 months from the date of the violation. Any amount collected in this manner, if not required to make up any shortfall in current year Operating Budget shall be transferred to Capital Reserves.

5. Minimum Stay. In order to mitigate nuisance with loading/unloading and cleaning staff coming and going, there shall be a 2 night minimum stay for all renters. This must be clearly stated within the advertisement media for the unit.

6. Maximum Occupancy. Maximum occupancy per unit is 6 persons.

7. Pets. Pets are not allowed for any STRs. (service animals excepted-does not include comfort animals)

8. Parking. Short-Term Renters must display Association Parking pass and abide by the one car Grandview Villas Parking Policy.

9. Allowable Vehicles. Trailers, boats, snow machines, ATV's are not allowed to park in the parking lot, except for loading/unloading.

10. Fire Pit. Short-Term Renters are not allowed to use the Fire Pit.


11. Responsibility. Owners are responsible for communicating and enforcing Association Policies/Rules/Regulations. The Grandview Villas HOA - Rules & Regulations for Renters and/or Unsupervised Guests must be clearly posted for guests in Units approved for STR.

12. Violations. Violations will be reported to the Town of Grand Lake, and could result in fines from the Association and suspension of STR License from the Town of Grand Lake.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of Grandview Villas Condominiums Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 27 Dec 2022 and in witness thereof, the undersigned has subscribed his name.

GRANDVIEW VILLAS CONDOMINIUMS
ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: 
Will O'Donnell, President