

45 DAY NOTICE

PROPOSED NEW COVENANTS SHORT-TERM RENTAL RULES AND FINE SCHEDULE

Proposed New Covenants Rules and Fine Schedule Recommendations Concerning Short-Term Rentals:

These Rules will be known as, and referred ~~as to~~ under, a new Covenants Rules section Short-Term Rentals.

Short-Term Rentals: Short-term rentals (“STRs”) are residential properties offered for rent or lease for one or more terms of less than thirty-one (31) continuous nights.

Short-Term Rental Registration: All Owners of STRs within the Tahoe Donner Association must register with the TDA administrative office to operate a short-term rental property within the Tahoe Donner ~~Community~~. An annual registration fee ~~of \$150 is required~~ may be imposed. Disclosure of total number of bedrooms (as historically disclosed in rental advertisement) is required. An Owner must register within 30 days of commencing short-term renting or within 30 days of the effective date of these STR Rules. To register, an Owner must provide evidence of a current compliance certificate issued under the Town of Truckee Transient Occupancy Tax program.

Real-Time Contact: As a condition of registration, the Owner must provide, among other details to be specified in the Registration, contact information for up to three (3) -a-live persons, having authority to address the issue at the property, who is available to respond 24 hours a day/7 days a week within ~~30-45~~ minutes of being notified of any complaint of a violation(s) of TDA rules (“Contact Person”) when functioning as an STR.

Complaint Response: When functioning as an STR, Wwithin ~~30-45~~ minutes of notice by TDA regarding a noxious activity complaint at an STR, the Contact Person must respond back to TDA. Within ~~60-45~~ minutes of contact by TDA regarding a complaint, the Contact Person must respond at the property in person ~~or~~ OR by telephone to the property and shall attempt to cure the cause for the complaint.

Compliance and Notification: All Owners, renters, and vacation renters must comply with all provisions in the TDA Governing Documents and rules including provisions which prohibit "nuisance" behavior and set forth rules concerning vehicles, trailers, motorhomes, camping, parking and use of Common Area. (C&R Article VIII)

Owners must provide a list of applicable Tahoe Donner rules, made available by TDA and posted on www.tahoedonner.com, to renters at the time of their booking and advise them of the obligation to follow the rules. A copy of the rules ~~should~~ must be available in the residence. Owners are required to provide renters a copy of the Tahoe Donner eEmergency Evacuation ~~information~~ Map and to have this information prominently posted in the home. It is required the

Owner obtain an acknowledgement from the renter that they have reviewed the rules and agree to comply with them. (C&R Article II, Section 3(a))

Occupancy: When functioning as an STR, no home may be (i) advertised to house or (ii) occupied by more than two (2) people per bedroom plus four (4) additional people total. Children under age seven are excluded from the occupancy count. TDA may take disciplinary action on any owner who knowingly supplies false information.

Parking: When functioning as an STR, the number of vehicles shall not exceed the number set forth in the Governing Documents which limits parking to garages and in the driveway of the property. There is no parking on unpaved areas of Lots;

Short-Term Rental Violation Enforcement and Fine Schedule

~~In the event TDA determines that a potential violation of these STR Rules or any other Association Rules as it relates to a when the residential property is functioning as an STR, has occurred, the owner will receive a Notice of Hearing as provided in the Rules Enforcement Procedures. When functioning as an STR, violations of this rule set include (1) failure to register as required, (2) failure to respond to a noxious activity complaint, (3) not providing the tenant with the required information, (4) exceeding occupancy limitations occupancy and (5) exceeding parking limitation, in addition to all other rules such as they apply to all residents, guests and tenants. In such event if a violation is found, TDA may impose fine(s) in accordance with the standard fine schedule in effect at the time of violation. ~~one or more of the following disciplines:~~~~

- ~~a. — For a first violation impose a fine of up to five hundred dollars (\$500) and take appropriate action to collect the fine(s);~~
- ~~b. — For each subsequent violation impose a fine which increase by five hundred dollars (\$500) — per occurrence and take appropriate action to collect the fine(s), i.e. 2nd violation one thousand dollars (\$1,000), 3rd Violation one thousand five hundred dollars \$1,500, etc. all occurring within a one year period from the first hearing;~~
- ~~c. — Fines may be assessed, per incident, on a daily, weekly, or monthly basis according to the nature and severity of the infraction and at the discretion of the Covenants Committee;~~
- ~~d. — Suspend the right of the Owner or STR renter to use common areas or common facilities (except for ingress and egress to the property);~~
- ~~e. — Impose a special individual assessment against the Owner for costs incurred by — TDA (including sums paid to contractors, attorneys and/or others) to repair damage and/or — cure a violation of these STR Rules and to collect any unpaid fines;~~
- ~~g. — The Board of Directors reserves the right and is empowered to limit an Owner's right to rent his/her property as an STR, including but not limited to, limiting the number of nights/days a property may be rented, leased or used by other than the Owner within a specified time period, including temporarily suspending the right to rent, lease or allow use by others than the Owner, based on the particular circumstances.~~

~~TDA will notify all TDA Owners that these Rules are in effect. The notice will include a recommendation that each Owner owning a rental property within the Tahoe Donner Association should include with terms of their STR rental agreement that any fines may be passed along to the renter. It will also recommend that each STR rental agreement should include a deposit to cover any possible fines that may arise. Additionally, the Association recommends a hardline telephone is installed at the property for safety purposes and to ensure compliance with above stated response rule.~~