

# Canyon View Estates Homeowner Association

04.04.2022

## Short-Term Rental (STR) Policy

The following policies have been adopted by the Association pursuant to the provisions of Colorado Revised Statutes (C.R.S.) for Colorado Common Interest Owners Act (CCIOA) compliance.

### 1. Scope

To adopt a Policy that prohibits STRs at Canyon View Estates in accordance with the *Restated Declaration of Covenants, Conditions and Restrictions for Canyon View Subdivision*, adopted August 31, 2009 ("Declaration").

### 2. The Specifics

The Board of Directors sought and received legal counsel to review the Declaration with respect to STRs so that members and prospective buyers would have more specific information on the subject. The review concluded that the Declaration prohibits STRs at Canyon View Estates.

- a. The Declaration states that at no time shall any residence be occupied by more than one Family. Family is defined as any number of persons related by blood, marriage, guardianship, or adoption living together in the same house as a single housekeeping unit. Short term rental to unrelated parties (like groups of unrelated individuals) is not compliant with the Declaration based on the "one family" limitation.
- b. The Board finds that STR use differs from ordinary residential uses at Canyon View Estates and that the community is not equipped to accommodate frequent turnover in lodgers who are not inclined to comply with the Articles of the Declaration, including, but not limited to: offensive activities, parking, pets, exterior lights, recreational vehicles, common elements, and association water.
- c. Additionally, listing a lot, residence, or any part thereof on any website for such short-term rental is expressly prohibited.

### 3. Supplement to Law

The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the laws of the State of Colorado governing the Project.

### 4. Deviations

The Board may deviate from the procedures set forth in the Resolution, if in its sole discretion such deviation is reasonable under the circumstances.

### 5. Amendment

The Board of Directors may amend this procedure from time to time.

### Board of Directors Certification:

Approved and adopted by the Board of Directors and in witness thereof, the undersigned have subscribed their names:

President: Jennifer Richardson Digitally signed by Jennifer Richardson  
Date: 2022.04.04 17:03:37 -06'00'

Vice President: Kristy Oliver  
Kristy Oliver (Apr 4, 2022 19:29 MDT)

Secretary: Janice Kiehl  
Ed Kiehl (Apr 5, 2022 06:21 MDT)

Jennifer Richardson  
Kristy Oliver  
Janice Kiehl