

SHORT-TERM RENTAL POLICY

For BUTTERCUP ESTATES

Adopted 3/29/08

Amended 5/9/08

Buttercup Estates POA has a permit process whereby owners may be granted an approval to operate a short-term rental within Buttercup Estates.

- Permits are valid for one year only, renewable annually with submission of a new request.
- The owner must maintain a \$1,000 deposit with the POA from which fines for violations of association rules and regulations can be withheld. The fine structure shall be the same as found in Garden City Ordinance 8-611 (B)1-4, which reads as follows:
 1. For the first violation a written warning letter issued from Buttercup Estates POA.
 2. For the second violation within any 12-month period, the penalty shall be \$250.00 per property in violation.
 3. For a third violation within any 12-month period, the penalty shall be a fine of \$500.00 per property in violation.
 4. For a fourth violation and all subsequent violations within any 12-month period, the penalty shall be a fine of \$1,000.00 per property in violation.
- Owners must submit a copy of their “house rules” along with their request. These “house” rules must state the maximum allowable occupancy and maximum number of vehicles (including trailers, boats, campers and the like) the occupants will be allowed to have on the property.
- No overnight street parking of vehicles allowed.
- Owners agree to post their rules and Buttercup’s rules inside the dwelling in a conspicuous place and to provide evidence to the Association that occupants have read and agree to abide by these rules.
- Owners, renters and guests shall govern themselves according to municipal regulations in regard to noise ordinances.
- Once an owner has received a permit from Buttercup and a subsequent Short Term Rental license from Garden City, the owner agrees to submit a copy of the license to the Association.

Buttercup Homeowners short-term rental occupancy rules and schedule:

The Buttercup management committee has set the following maximum occupancy standards for short term rentals that must be adhered to by all rental property owners as part of the permit process.

Number of Guests:

1 Bedroom unit.....	4 guests*
2 Bedroom unit.....	6 guests*
3 Bedroom unit.....	8 guests*
4 Bedroom unit.....	10 guests*
5 Bedroom unit.....	12 guests*
6 Bedroom unit.....	14 guests*

*In addition to the maximum guest limit, an owner may allow 2 additional young guests between the ages of 3 and 12 per unit.

Children 3 and under are not counted toward the total guests.

The total guest and young guest maximum occupancy for a unit in Buttercup Estates is 16, no matter how many additional bedrooms a unit has.

At no time will short-term renters be allowed to occupy raw land or other areas within Buttercup Estate in RV's, tents, or travel trailers.

All vehicles will be parked off the road and on the property of the unit rented.

Any variation to the above occupancy standard must be specifically approved in writing by no fewer than 3 Management Committee members.

Definitions:

Short term renter or guest: An individual over the age of 3 that pays a fee or is allowed to occupy a structure owned by another party within Buttercup Estates (When the owner is not present).

Property Owner: The individual(s) holding title to a rental property who truthfully discloses the bedroom amount and is responsible for the permit.

Units: Any permanent structure that is legally habitable on Buttercup Estates lots. This does not include RV trailers, motor homes or tents.

Bedroom: Any room dedicated for sleeping, outfitted with beds or daybeds. Lofts with sleeping bags or living rooms with hide-a-beds or unfinished basements are not considered bedrooms.

Guests: Short Term Renters over 3 years of age.

Young Guests: Short Term Renters between the age of 3 and 12

Passenger vehicle: Any 2 axel vehicle that is designed to transport people.

Towed Vehicle: Any vehicle with one or more axels that is towed on a highway by a passenger vehicle(Boat, ATV trailer, Travel Trailer, Utility Trailer, etc.)

The above policy is for short-term renters only. Property owners are responsible for the number of guests that occupy their unit.

Violation of this policy and/or untruthful reporting will result in a fine and/or a suspension of the Buttercup Rental Permit.

According to Garden City Short-term Rental Ordinance definitions, for sleeping areas to be valid, they must comply with IBC (International Building Code) and the Code states:

" This code shall **not** apply to the following existing occupancies if the dwelling is:

1. Owner occupied;
2. Occupied by members of the owner's immediate family; or
3. Owner occupied having no more than one roomer or boarder."