

DATE: July 19, 2017

TO: Columbine Lake Country Club Homeowners

FROM: CLCC Board of Directors

The following pertains to those **CLCC HOMEOWNERS WHO RENT THEIR HOMES**. This letter references changes that are occurring at Columbine Lake Country Club (CLCC), related to those of you who use your homes for **Short Term Rentals** (STR). Both CLCC and Grand County have adopted **new regulations, that are currently in force**, and require your immediate attention. Please read carefully.

- ✓ The CLCC STR Rules are defined in Article 6 of the Owners Regulations: www.columbinelake.com and click on “Downloads” then “Owners Regulations” and scroll down to page 4, Article VI, Renters. Article IV is also pertinent to renting your home.
- ✓ The Grand County STR Rules and Regulations can be found at: www.co.grand.co.us, and then click on the following: “Doing Business,” - “Building and Developing in the County,” - “Short Term Rentals.”

Below please find the new regulations for STRs from both CLCC and Grand County. If you operate an STR out of your home, you are now required to:

- Obtain a Grand County STR permit (\$150) either on-line or in person at the county offices. (GRCO)
- Provide a copy of Grand County STR Permit to CLCC Office. (CLCC)
- Provide each renter a copy of the Grand County STR PERMIT at the time of occupancy. (GRCO)
- Maintain a state sales tax license from Colorado Department of Revenue. (GRCO).

- Remit required sales and lodging tax to the Colorado Department of Revenue. (GRCO).
- Clearly designate maximum parking. (GRCO)
- Note that it is a violation of the STR permit and the rental agreement for the number of occupants to exceed the permitted occupancy. (GRCO)
- Indicate to renters that parking in non-designated places is prohibited. (GRCO)
- Prohibit on-street parking. (GRCO)
- Inform renters the CLCC asks for quiet time from 8:00 pm to 8:00 am. (CLCC)
- Clearly designate a place for garbage storage and disposal. (GRCO)
- Have operable smoke alarms, fire extinguishers, and carbon monoxide alarms. (GRCO)
- Inform renters of local fire bans, use of fire on property, no fireworks in CLCC. (CLCC)
- Include the following statement on all electronic and paper postings/ads for STR properties (CLCC)
 - “CLCC does not permit renters to use Columbine Lake (for fishing, boating, paddle boarding, kayaking & swimming), the Clubhouse (for swimming, exercising, TV, or games), or the Gazebo. Keep in mind when booking, that this property is located in a quiet neighborhood with owner residents. Plan on using one of the three local lakes (Grand, Granby and Shadow Mountain) for all your lake activities.”*

Post the following in a prominent location in the dwelling:

- The CLCC STR Rules and Responsibilities (Available from the CLCC Office) (CLCC)
- The Grand County STR Permit near the CLCC STR Rules and Responsibilities. (GRCO)

- The maximum occupancy of the STR (GRCO)
- Maximum parking spaces and location on the property where parking is permitted (GRCO)
- A primary and secondary 24-hour contact person who can come to the property within 1 hour or less. (GRCO)
- Address of rental for renters to have in case of emergency (CLCC)

Enforcement

- As a condition of obtaining a Short-Term Rental PERMIT, the Property Owner OR PROPERTY MANAGER agree, as a contractual matter, that the County may suspend a Short Term Rental PERMIT and/or may levy an administrative penalty at any time for failure to comply with the provisions of this Short Term Rental Regulation.
- The Director of Community Development, upon approval of the County Manager, may levy an administrative penalty at any time for failure to comply with the provisions of this Short-Term Rental Regulation.
 - 1st Violation - Warning
 - 2nd Violation- \$500
 - 3rd Violation -\$1,000
 - 4th Violation-UPON THE THIRD VIOLATION, THE SHORT-TERM RENTAL PERMIT MAY BE REVOKED OR SUSPENDED FOR A PERIOD OF ONE (1) YEAR.

The CLCC Board of Directors honors the decision of homeowners to rent property in CLCC. We believe that with good communication and reasonable expectations, owners who rent, owners who reside here part time and full time, and renters will share the beauty and tranquility of this neighborhood with respect for one another.