

## Article VI. Rental Properties: Owners and Renters

### Section 6.01: Definitions

1. **SHORT TERM RENTAL (STR):** Property that is rented for less than thirty (30) consecutive days.
2. **HOST OWNER:** Short Term Rental property owner.
3. **LONG TERM RENTAL (LTR):** Property that is rented for thirty (30) or more consecutive days.
4. **LANDLORD:** Long Term Rental property owner.
5. **RENTER:** Anyone who pays in monetary remuneration, services rendered or trade for the use of the owner's property as an STR or LTR. Renters are not guests and are not entitled to the same privileges as a guest. "Renter" includes all occupants of the property during the rental period.
6. **REQUIRED LANGUAGE FOR COMMON PROPERTY USAGE RESTRICTIONS:**

**Columbine Lake is a private, covenant-controlled community. Renters are not allowed to use the clubhouse, gazebo, horse pasture, OHVs or Columbine Lake.**

### Section 6.02: Host Owner Regulations

1. **Host Owners** shall annually register each STR property with the CLCC office to obtain a CLCC STR Registration Card valid for one calendar year (January 1 to December 31).
  - A. Registration shall be completed by January 31<sup>st</sup> of each year. Initial registration shall occur within 30 days of issuance of a Grand County permit or January 31<sup>st</sup>, whichever occurs first.
  - B. Registration requires submission of the following:
    - Copy of a current Grand County STR Permit.
    - Web link and physical copy for each rental advertisement. All rental advertisements must include the **REQUIRED LANGUAGE FOR COMMON PROPERTY USAGE RESTRICTIONS**.
    - Host Owner's 24/7 contact phone number in the event of Renter issues.
2. **Host Owners** shall prominently post the CLCC STR Registration Card in the STR property.
3. **Host Owners** shall prominently post the Renters Regulations specified herein in Section 6.04 in the STR property.
4. **Host Owners** shall include the **REQUIRED LANGUAGE FOR COMMON PROPERTY USAGE RESTRICTIONS** in the rental contract.
5. **Host Owners** of lakefront properties shall not allow Renters to utilize their docks and property to access Columbine Lake for any of the restricted lake activities, including but not limited to swimming, canoeing, kayaking, fishing and snowmobiling.

6. **Host Owners** shall not make their Owner Card or Fishing/Lake Pass available to renters. It is the Host Owner's responsibility to maintain both passes in a secure location.

### **Sections 6.03 : Landlord Regulations**

1. **Landlord's** 24/7 contact phone number must be on file with the CLCC Office.
2. **Landlords** will not make their Owner Card or Fishing/Lake Pass available to renters. It is the Landlords responsibility to maintain both passes in a secure location.
3. **Landlords** shall post the Renters Regulations specified herein in Section 6.04 in a prominent location in the LTR property.
4. **Landlords** shall include in their rental contract the **Required Language for Common Property Usage Restrictions**.
5. Landlords of lakefront properties shall not allow Renters to utilize their docks and property to access Columbine Lake for any of the restricted lake activities, including but not limited to swimming, canoeing, kayaking, fishing and snowmobiling.

### **Sections 6.04: Renters Regulations**

The CLCC community is a covenant-controlled neighborhood with many full-time residents. It is not a resort area. Renters are required to comply with each of the following regulations:

1. **Renters** are not permitted to use: the clubhouse (or any activities therein), gazebo, horse pasture, or Columbine Lake (including but not limited to swimming, kayaking, canoeing, SUPing, fishing, fly-fishing and snowmobiling).
2. **Renters** occupying lakeside properties are prohibited from using the property and dock to access the lake for any of the restricted activities stated in Item one (1).
3. **Renters** shall not use the CLCC Owner Card or CLCC Fishing/Lake Pass.
4. Speed limit within the CLCC community is **15 MPH at all times** for all types of vehicles, including snowmobiles.
5. **Renter's** snowmobiles are prohibited from CLCC roads except to access trailheads exiting the CLCC community.
6. Renters are **strictly prohibited** from operating Off-Highway Vehicles (OHV) in the CLCC community.
7. **ALL** aerial or water-borne drones are prohibited everywhere within the Columbine Lake Community.

8. Dogs must be kept on leash at all times. Dog owners must pick up after their dogs. Waste stations with waste bags are throughout the community. Harassment of wildlife is a felony and will be reported to the Colorado Department of Wildlife
9. For your safety, do not approach any wildlife including but not limited to moose, elk, bear and deer.
10. Cars and vehicles must be parked off the street at all times and only in spaces designated by the Host Owner. Parking in non-designated places or on the street is prohibited by CLCC and Grand County. Vehicles in violation will be towed at the expense of the owner.
11. Quiet hours are from 8 PM to 8 AM After-hours noise and unruly, disrespectful behavior will be reported to the General Manager and the County Sheriff.
12. The CLCC Office and Clubhouse shall not be used as information centers for renters. Questions should be directed to the Host Owner, Landlord or Grand Lake Chamber of Commerce at Hwy 34 and Portal Road.
13. **Renters** may use the trash compactor and re-cycle containers located next to the CLCC clubhouse.
14. All FIRE BANS and FIRE RESTRICTIONS must be followed. CLCC is highly susceptible to wild land fires and extreme caution is expected at all times. Only approved fire pits or containers provided by the homeowner may be used depending on current fire conditions. Call Grand County Sheriff at 970-725-3852 or go to [www.gcemergency.com](http://www.gcemergency.com) for current information on fire bans and/or restrictions. CLCC reserves the right to raise the level of fire restrictions such that they may exceed county restrictions. Please check with your Host Owner, Landlord or go to [www.columbinelake.com](http://www.columbinelake.com) for the latest CLCC fire restrictions.

### **Section 6.05: Enforcement and Violations**

The regulations specified in Sections **6.02**, **6.03** and **6.04** are the responsibility of the Host Owners and Landlords to enforce and manage with their renters.

Violations of said regulations by Host Owners, Landlords or Renters will result in the assessment of fines against Host Owners and Landlords as follows: See **By-Laws Article XXIV Fine Schedule**.