

Amended and Restated Notice of Restrictions on Real Estate

12/13/2019

34. **Leases:** No garage, servants quarters, tool, or storage room on any lot shall be rented or leased separately from the rental or lease of the entire lot and no part of any such building shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation. For purposes of these Restrictions, short term occupancy shall mean occupancy of less than twelve (12) months, and transient short term occupancy shall mean occupancy for periods of thirty (30) days or less, regardless of whether such occupancies are by rental, lease, license, or similar arrangement. For purposes of this provision, use of a lot by the owner for short term occupancy or transient short term occupancy by others for a valuable consideration shall be considered a "commercial activity."

Specifically prohibited is the holding out to the public, by means of advertisement or listing with any agency or placement or booking or property management service or online listing of any Lot, or any part thereof, as available for short term occupancy or transient short-term occupancy under any arrangement that provides a valuable consideration to or on behalf of the owner of the lot or his assigns in return for the right to use of a lot or any portion thereof. Occupancy of a lot by persons who purport to be "guests" of the single family residents is also prohibited, if occupancy is granted in exchange for any valuable consideration, whether monetary or otherwise, or in the absence of a direct, close and provable familial relationship to the single family residents of the lot.

Owners shall provide copies of all leases to the Association for its records.