

GLENOAK HILLS COMMUNITY ASSOCIATION

SHORT TERM RENTALS

GlenOak Hills Community Association regulates short term rentals. The only permissible short term rentals within the Association are those that comply with these rules, other applicable provisions of the Association's governing documents and applicable County ordinances. The acronym "STR" as used herein shall refer to a short term rental.

Association Permission Required. Before any parcel may be used for a STR, the parcel owner must apply, in writing, to the Association for permission to use the parcel for STRs and obtain the Association's written approval of that application. This permission requirement applies to all STRs, including those parcels grandfathered from the owner occupancy requirement. As part of the application, the applicant owner must show compliance with the owner occupied requirement if applicable. In addition, the applicant must provide a copy of a current, valid, County-issued STR permit for the parcel and compliance with the other requirements of this policy, including insurance.

Owner Occupied Requirement. Owner occupancy is a pre-requisite to use of a parcel for STRs. If the parcel is not owner occupied, no STRs at the parcel are permitted. An owner-occupied parcel is a parcel whose occupants include a full-time resident who holds title in fee to not less than 50% of the legal and beneficial interests in the parcel as shown by an instrument recorded with the Riverside County Recorder's office. The burden is on the full time resident owner to show compliance with this requirement using proof deemed satisfactory by the Association Board.

Grandfathered Parcels. Parcel owners of record as of April 29, 2022, are exempt from complying with this owner-occupied requirement. See the 2nd amendment to the Association's CC&Rs recorded with the County Recorder's office on April 29, 2022, for additional details, including how a transfer of title can remove a parcel's grandfather status.

County Permit Requirement. No parcel may be used for a STR unless the parcel owner has been issued and holds a current, valid STR license for the parcel from the County of Riverside. It is the parcel owner's obligation to obtain and provide Association management with a paper copy of such a STR license and any renewal(s) and no owner shall permit the owner's parcel to be used for a STR without satisfaction of this requirement. Compliance with this requirement shall be deemed to satisfy the tenant occupancy notice requirements of CC&R Section 6.05.a.

Compliance with County STR Ordinance. In addition to complying with the Association's requirements, any STR use is only permitted if the parcel owner is in full compliance with applicable County ordinances. Any failure to comply with the requirements of an applicable County STR ordinance (as determined by the Association) shall disqualify that parcel from being used for a STR.

This includes, but is not limited to, any signage, noise meter, amplified sound, response to complaint timelines, self-reporting requirements, barking dogs, age limit, and lighting restrictions and requirements of the County STR ordinance.

Signs. During the time the STR is rented, the county required sign must be clearly visible at the entrance to the STR property.

Maximum Occupancy. The maximum occupancy for any STR in GlenOak Hills is 10.

Events. An STR that involves an event at the parcel such as a retreat, reception, business meeting, wedding party, bachelor party, bachelorette party, open party, product promotion or for other similar non-residential purposes is prohibited.

Outdoor Fires. The Association is in a high-risk fire area. As such, no outdoor fire of any sort (excepting only normal use of a pre-existing outdoor bbq made available to the STR tenant by the parcel owner) is permitted on the parcel while the parcel or any part is being used for a STR. This outdoor fire ban specifically includes fireworks.

Age Limit. No owner shall conduct an STR where the "Responsible Guest" (as defined in the County STR ordinance) is less than 25 years of age. Said Responsible Guest must be physically present during the duration of the STR anytime the STR is occupied.

Pets. Pets are only permitted if allowed under the Association's CC&Rs. (Up to two (2) cats and three (3) dogs, plus small household pet animals which shall be suitably housed and retained; Article VI. Section 6.02(h).

Common Areas Not Available For Use by STRs. No STR tenant or guest may use the Association recreational common areas, including but not limited to, the clubhouse, clubhouse parking lot, park area, park area parking lot, equestrian arena, tennis courts, and tennis court park area.

Response to Neighbor Complaints. A copy or summary of the response to a STR complaint required by the Local Contact Person or equivalent under the County Ordinance must be provided to Association management by the parcel owner.

Self-Reporting. A copy of any self-report or self-reporting required by the County STR ordinance must be provided to Association management by the parcel owner.

Insurance. The parcel owner must provide the Association with proof of STR liability insurance coverage, and have the Association named as an additional insured on that policy. The liability coverage for such policy shall be not less than \$1,000,000.00. An owner who asserts the cost of obtaining such coverage is cost prohibitive to the owner can request a waiver of this requirement, but any such waiver request must be accompanied by copies of the owner's federal and state tax returns for the two most previous years and an income and expense statement for the STR. The mere fact that the cost of the insurance policy may exceed expected STR rental income to the parcel owner is not sufficient grounds for a waiver of this requirement.

Complaints. In order to protect and preserve Association resources, complaints about STRs within the Association may only be submitted by a parcel owner, and then only after the parcel owner has submitted the complaint to County Code Enforcement. Any STR complaint by a parcel owner to the Association must include the complaint number assigned to the owner's complaint by County Code Enforcement and the parcel owner is required to provide the Association with copies of any

communications with County Code Enforcement regarding the complaint. The only exception to this requirement is for a parcel owner complaint that a non-grandfathered parcel is conducting STRs without satisfying the owner occupied requirement.

Violations. Violation of these STR rules can lead to fines and/or permanent or temporary forfeiture of the owner's permission to conduct STRs at the owner's parcel. Violations may also be grounds for a decision by the Association not to renew permission for an owner to conduct STRs at the owner's parcel.

List of STRs. The Association may, from time to time, issue or update a list of parcels that have Association permission to conduct STRs, including those that are grandfathered from compliance with the owner occupied requirement.