

Glenoak Hills Community Association

**RULE CHANGE AND POLICY REGARDING SHORT-TERM RENTALS
(Any Rental for a Period Less Than 30 Consecutive Days)**

The rule change and policy regarding short-term rentals was adopted by the Board of Directors at the open Board meeting on July 28, 2016.

Purpose: The purpose of the rule change and policy is to establish and set forth certain rules governing members' responsibility for ensuring that short-term rentals of their properties within Glenoak Hills do not produce or cause a nuisance to other parcels.

Effect: The effect of the rule changes will be to establish the following rules governing short-term rentals within Glenoak Hills and authorizing the Board to enforce the same via fines, suspensions or legal action.

Please retain a copy of this notice for your records.

*****Please note Riverside County Ordinance No. 927 - Regulating Short Term Rentals and Ordinance No. 847 - Regulating Noise can be downloaded at www.myglenoak.com (click on Documents).*****

**RESOLUTION OF THE BOARD OF DIRECTORS
ADOPTING RULES ON SHORT-TERM RENTALS**

WHEREAS, Section 6.01 of the year 2000 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Glenoak Hills, recorded April 10, 2001 ("CC&Rs"), provides in pertinent part: "All parcels shall be used only for single family residential purposes [and] so as not to violate any provisions of these covenants, conditions and restrictions or cause or produce a nuisance to adjacent Parcels."

WHEREAS, Section 6.05 of the CC&Rs provides: "Rental or leasing of Glenoak Hills residences shall be reported by the Owner to the Association within ten (10) days after tenant occupancy. Information shall include tenant's name, the term period of the lease or rental agreement, and delegation of rights to utilize Association common property as provided by Article VIII. The Owner shall require any tenant or lessee to adhere to all provisions of the Covenants, Conditions and Restrictions and shall provide the tenants with a copy thereof."

WHEREAS, the County of Riverside adopted Ordinance No. 927 regulating short-term rentals on or about January 20, 2016. Ordinance No. 927 provides, among

other things, that a short-term rental is a rental of a residential dwelling for any period less than 30 consecutive days, and said ordinance further requires that any operator of a short-term rental must obtain a short-term rental certificate from the Riverside County Planning Department before renting or advertising for rent any short-term rental.

WHEREAS, Ordinance No. 927 also provides that: "Violations of this ordinance shall be treated as a public nuisance and strict liability offense regardless of intent."

NOW, THEREFORE, IT IS HEREBY RESOLVED that the following rules shall apply to any short-term rental within Glenoak Hills:

1. Any short-term rental within Glenoak Hills which is not rented, operated and used in full compliance with Riverside County Ordinance No. 927 is hereby declared a nuisance and, hence, a violation of the Glenoak Hills CC&Rs which prohibit any nuisance. As a nuisance per se, any violation of Ordinance No. 927 within Glenoak Hills is a violation of the CC&Rs.
2. No tenant or lessee or family member or guest of a tenant or lessee shall be permitted to use any common area facility of the Association unless and until the landlord member has completed and submitted to the Association the Rental Registration Form required by the Association pursuant to Section 6.05 of the CC&Rs, and said landlord member has thereby expressly delegated rights to use Association common property to the tenant(s) identified therein. No rental or lease for a period of less than 30 consecutive days shall be eligible for assignment of common area facility privileges.
3. Since it is impractical for a landlord to submit a rental registration form to the Association within 10 days after tenant occupancy for short-term rentals, the Association requires any member operating a short-term rental to submit to the Association a copy of the "Short Term Rental Certificate" for the property required by Riverside County Ordinance No. 927. Said Short Term Rental Certificate shall be provided to the Association prior to commencement of any short-term rental, and the Association shall be provided a copy of the renewal Short Term Rental Certificate annually thereafter within 10 days of the anniversary of the original certificate issuance by the County.
4. In addition to providing the Association a copy of the Short Term Rental Certificate issued by the County, each member operating a short-term rental shall provide the Association a copy of the information required by Ordinance No. 927 to be posted within the short-term rental, including:

- (a) The local contact person's name and telephone number, which can be made available to neighbors; and
 - (b) The maximum number of parking spaces available on-site.
5. Any member who is a short-term rental operator shall certify to the Association that the member has also posted the Association's CC&Rs at a prominent location within the short-term rental in compliance with Section 6.05 of the CC&Rs.
 6. The Association may impose fines for any violation of its rules herein, including any violation of Riverside County Ordinance No. 927 which constitutes a nuisance under the CC&Rs, and/or take any other enforcement action authorized by law to address such violation(s), including, but not limited to, initiating legal action to enjoin the operation of any short-term rental which is not conducted in compliance herewith if the Board of Directors, in its discretion, determines such action to be appropriate.
 7. The Association may also report any violation of Riverside County Ordinance No. 927 to the County.
 8. Association members shall be responsible for any and all damages caused to Association common area by their tenants and/or their guests. Association members shall be responsible for and shall pay any fine and/or serve any suspension of privileges levied as a result of their tenant's violation of any Association governing documents.

The Board of Directors hereby directs the Association's managing agent to give notice of the adoption of the foregoing rules to all Association members within 15 days of the adoption of this Resolution.

CERTIFICATE OF SECRETARY

I certify I am the duly appointed Secretary of the Glenoak Hills Community Association, a California nonprofit mutual benefit corporation, and that the foregoing Resolution was duly adopted by the Board of Directors of this corporation at a duly noticed and agendized open session of the Board held on July 28, 2016, in Riverside County, California, following the Association's compliance with Civil Code Section 4360 requiring the members be given at least 30 days' prior notice and an opportunity to comment upon a proposed rule change.

Dated: 7/28/16

Kristin Munsey
Secretary
Glenoak Hills Community Association