

**Rio Buena Vista HOA
Short Term Rental Rules & Fees
Adopted September 1, 2018
Revised August 2nd, 2021**

Definition:

Short Term Rental/Lease is defined as **Less than 30 days.**

Transient Rental is defined as **more than 2 rentals/leases per month per home.**

Limitation of Rentals/Leases:

A home is permitted no more than 2 rentals/leases per month.

Rentals/Leases are not permitted on Memorial Day Week-End, 4th of July Holiday Week/Week-End, and Labor Day Week-End.

Registration Requirement:

Each Short Term Rental/Lease shall be registered with the Association Manager **24 hours prior** to the commencement of any and all rentals/leases.

Each Registration Form shall state if the rental/lease is the First or Second rental/lease of each month.

Specific Short Term Rental Rules

- A cell phone number of all adults listed on the lease must be provided to the Association.
- Tenants must follow all Rules, Regulations, and the CC&R's. The Rules, Regulations, and CC&R's shall be left in the home in a conspicuous area available for the tenants to review. Tenants shall be notified of the location of the Rules, Regulations, and the CC&R's.
- Short Term Rental owners must follow and comply with the Short Term Occupancy Laws established by the City of Needles, including but not limited to, reporting accurate gross annual receipts and paying the respective license fees to the City of Needles. A copy of a current and valid City license must be provided to the Association Manager **with each** Short Term Lease Registration.

Fines & Penalties:

A late fee of \$50.00 per occurrence shall be paid for failure to register all Short Term rentals 24 hours prior to the commencement of any and all leases.

Enforcement of Rental Rule Violations:

- 1) Written Warning for **FIRST** Violation – no fine
- 2) \$500.00 fine for **SECOND** Violation
- 3) \$1000.00 fine for **THIRD** Violation
- 4) Legal Action for **FOURTH** Violation

**Rio Buena Vista Rental Registration Form
For the Month of: _____**

Circle Lease Number: 1 or 2

No more than 2 leases per month per home is permitted

Rentals/Leases prohibited Memorial Day Week-End, 4th of July Week/Week-End, and Labor Day Week-End

Lot#: _____ Rio Buena Vista Address: _____

Rio Buena Vista Owner Name: _____

Start Date of Lease/Rental Term: _____

End Date of Lease/Rental Term: _____

Name of all Adult Tenants: _____

Total Number of Adult Tenants: _____

Cell Phone Numbers of All Adult Tenants: _____

Vehicle Information on all Tenants:

Make: _____ Model: _____ License Plate Number: _____

Make: _____ Model: _____ License Plate Number: _____

Will the tenant require Common Area Parking for trailers? _____ YES _____ NO

Provide Trailer(s) Information:

Make: _____ Model: _____ License Plate Number: _____

Trailer Hauling (circle 1) Boat/Jet Skis ATV/Off Road Golf Cart Empty/Other

Make: _____ Model: _____ License Plate Number: _____

Trailer Hauling (circle 1) Boat/Jet Skis ATV/Off Road Golf Cart Empty/Other

Home Owner Signature: _____ Tenant Signature: _____

Date Signed: _____ Date Signed: _____

Please check all items below as complete before registering this lease with the Association:

____ I have rented/leased this home no more than 2 times per month.

____ This Rental/Lease does NOT include Memorial Day, 4th of July, or Labor Day.

____ This Form Completed and SIGNED by the OWNER and the TENANT.

____ Tenant has been provided with the location of the Rules, Regulations, and CC&R's in your Short Term Rental home.

____ A copy of your current and valid City of Needles Short Term Rental License is being provided with this Registration Form.

____ A cell phone of all adults on the lease is listed on this Form.

Please email this form to: amy@atmshoa.com