

**HOLLY FOREST PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD RESOLUTION**

**Policy for Regulations on Short-Term Rentals – May 2020**

**WHEREAS**, the Association continues to receive complaints of all kinds and descriptions regarding the leasing of properties as short-term rentals;

**WHEREAS**, Holly Forest is not a resort - it is a single-family community – and certain rules are needed to reasonably track the frequency of rentals to prevent rented property from becoming like a hotel; and

**WHEREAS**, the Board now deems it to be in the best interest of the Association to adopt uniform and systematic rules and policies for the regulation of short-term rentals within Holly Forest.

**NOW, THEREFORE**, in order to preserve and promote Holly Forest as a single-family community and prevent it from becoming transient in nature, the Board hereby adopts the following rules and regulation for the tracking of short-term rentals to become effective on the date of adoption.

**RULES AND REGULATIONS:**

1. Only properties that are current with all maintenance dues and any fines that have been imposed may be used as a rental.
2. There is a two (2) night minimum rental requirement for all property being used for short-term rental.
3. All properties being rented must have a signed RENTER INFORMATION SHEET (see attached) on file with the Holly Forest Property Owners Association.
4. All renters will need an amenity card upon arrival for access to the Sapphire Valley amenities for a fee of \$2.00/day with a minimum of 2 days or \$4.00/card.
5. The cards will be issued at Sapphire Valley Community Center, Monday-Friday 8:00AM – 5:00PM at 207 Sapphire Valley Rd., Sapphire, NC 28774. For additional information please call 828-743-7667.

**ENFORCEMENT:**

Consistent with North Carolina law, violations of these rules and policies will be treated in the following manner:

**Notice of Violation:** Any Lot Owner deemed to be violating these rules shall be given notice of the charge and the opportunity to be heard and to present evidence as to whether a violation exists.

**Hearing:** If requested by the Lot Owner, a hearing shall be held before the Board of the Association or an adjudicatory panel appointed by the Board to determine if any Lot Owner should be fined or if planned community privileges or services should be suspended for a violation of these rules.

**Decision:** If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116.

If it is decided that a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured.

**Notice of Decision:** Every Lot Owner who requests a hearing as a result of a Notice of Violation shall be given notice of the decision. If such decision is from an adjudicatory panel appointed by the Board, the Lot Owner may appeal that decision to the full Board by delivering written notice of appeal to the Board within 15 days after the date of the decision. The Board may affirm, vacate, or modify the prior decision of the adjudicatory panel.

Read, approved and adopted this the \_\_\_ day of \_\_\_\_\_, 2020, by majority vote of the Board.

\_\_\_\_\_  
President

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Secretary