

Silverheels New Amended Covenants Committee (SNACC)

SUPPLEMENT to Minutes of 02/15/23 Meeting

Approved 02/21/23

As noted at the end of the Minutes of SNACC's February 15, 2023 meeting, a majority of the Committee voted in favor of having Moderator JB Burghardt propose a revised Section 3.18 of our draft New Amended Covenants to include all elements of Tony Boccio's suggestions for adding more details to the Covenants to address Short Term Rentals ("STRs"). JB produced the revision and emailed it to Members later the same night, requesting that any comments, suggestions, or issues be provided promptly.

Having received no objections to the proposed revision of Section 3.18, a majority of the Committee has agreed that the revised version set forth below is approved and shall be included as the final wording of Section 3.18 in our proposed New Amended Covenants:

Section 3.18. Camping; Bed & Breakfasts; Short-Term Rentals. All uses of real and/or personal property within the Community for purposes of camping, bed and breakfasts, or short-term rentals ("STRs") must comply with all applicable Laws. However, the Board is authorized under Section 3.2 to establish and enforce Policies on these matters that are more restrictive than any otherwise applicable Laws. The Board has the specific authority to comprehensively manage all aspects of STRs within the Subdivision, including but not limited to the authority: to require registration of each STR by its Owner(s); to promulgate reasonable Policies related to the rental and use of STRs; to issue STR permits; to revoke such permits for violations of STR Policies; and to restrict and/or limit the size, location, density, frequency of use, and total number of STRs, to assure that the objectives of Section 1.2 are always protected and preserved.