

Badger Bay HOA Rental Policy

Purpose

This policy is adopted by the Badger Bay Homeowners' Association ("Association") pursuant to its authority under the Declaration of Covenants and Restrictions ("Covenants") to protect the residential character of the subdivision, preserve property values, and ensure consistency with the community's purposes. The Covenants include multiple provisions which establish that short-term rentals of less than six (6) consecutive months are prohibited, including but not limited to Sections 2.3, Article V, Section 5.2, Section 5.3, Section 5.4, and Section 8.4. Nonetheless, for additional clarity, the Association enacts this Badger Bay HOA Rental Policy.

Policy

1. Short-Term Rentals Prohibited

- a. No Lot, home, or portion thereof within the Badger Bay Subdivision may be rented, leased, or otherwise occupied by non-owners for periods of less than six (6) consecutive months.
- b. Short-term rentals include, but are not limited to, nightly, weekly, or monthly rentals, whether through commonly offered services such as Airbnb, VRBO, or similar platforms, or otherwise.

2. Long-Term Rentals Permitted Only with Prior Board Approval

- a. Lot Owners may lease their Lots or residences for a minimum term of six (6) consecutive months.
- b. All long-term rental agreements must be approved in writing by the Association's Board of Directors ("Board") prior to commencement.
- c. Lot Owners must submit a copy of the proposed lease to the Board for review to confirm compliance.
- d. Only a Lot Owner may enter into a long-term rental with prior Board approval. No subleases are allowed.

3. Owner Responsibility

- a. The Lot Owner remains responsible for compliance with the Covenants, Declarations, Bylaws, Rules, other Association Policies, and this Policy by tenants, occupants, guests, and invitees.
- b. Violations committed by tenants will be deemed violations by the Lot Owner.

4. Enforcement

- a. Any violation of this Policy shall constitute a violation of the Covenants and shall be subject to enforcement under the law and under Article VIII of the Covenants, including fines, liens, and legal action.
- b. The Association may also seek injunctive relief to prevent continued or future violations.

5. Effective Date

- a. This Policy shall take effect upon adoption by the Board of Directors and shall remain in effect unless modified or rescinded pursuant to the Association's governing documents.