

POLICY OF STAGESTOP OWNERS ASSOCIATION
SHORT-TERM RENTAL POLICY

The following policy and procedures have been adopted by Stagestop Owners Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To establish guidance and a policy for the use of short-term rentals within Association boundaries.

WHEREAS the Association's Declaration of Protective Covenants ("Covenants") binds property owners by the ordinances of Park County; and

WHEREAS Park County regulates short-term rentals per Ordinance No. 20-03 and allow for and regulate short-term rental properties; and

WHEREAS Park County requires fees for short-term rentals per Ordinance No. 21-01; and

WHEREAS Park County prohibits renting campers to paying guest per Ordinance No. 20-01;

THEREFORE, the Association does hereby adopt the following policy interpreting and governing the use of short-term rentals on lots:

1. Definitions:

- a. Accommodation Unit: A separate and distinct living unit or area, including a condominium, townhouse, house, duplex, studio unit, lock-off unit, or any other such similar building, room, group of rooms, or any portion or room thereof or therein, designed for or used as a dwelling; provided, however, that an accommodation unit shall not include any unit or area within a hotel, motel, condominium hotel, hostel or boarding, rooming or lodging facility, so long as such use is conducted within an area within which it is permitted by applicable zoning regulations.
- b. Short-term Rental Property: An accommodation unit available for lease or for a term of less than thirty (30) consecutive days.

2. Short-term Rentals: Any property owner must comply with Park County regulations and Tarryall Fishing Club policies relative to short-term rentals.

- a. Camping and Temporary Structures: While occupying a short-term rental property, no person shall construct or use any temporary structure or recreational vehicle or trailer, for overnight purposes unless the total number of occupants on the premises are within the permitted occupancy.
- b. Fires and Grills: While occupying a short-term rental property, no person shall make a campfire or use of a portable outdoor charcoal grill, fireplace, or any other ember-producing equipment.
- c. Advertising: All advertising for a short-term rental property shall include a description of the short-term rental property, including the permitted occupancy, and the County short-term rental property license number. The Park County short-term rental property license number should be displayed on all advertising sites such as VRBO, Airbnb, and similar such sites.
- d. Tarryall Fishing Club Guest Passes: Tarryall Fishing Club guest passes are restricted to nonpaying guests of the listed property owner on the pass. Renters and/or lessees may not be provided or use a Guest Pass, and Guest passes may not be sold, offered or used as an enticement or benefit associated with any rental or lease of a member-owned residence or lot.


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3. Short-term Rental Campers: Camping on property by paying guests is prohibited. Only property owners and their non-paying invited guests are permitted to camp.
4. Supersedes Prior Policy: This policy supersedes in its entirety any other policy previously adopted by the Board addressing short-term rentals.

This Policy was adopted by the Association's Board of Directors on this 12th day of December, 2023 and is attested to by the Secretary of Stagestop Owners Association, Inc.

By: *Lynda F. Clay, March 6, 2024*

Lynda F. Clay, Stagestop Board of Directors – President



By:

Rachel Lee, Stagestop Board of Directors – Secretary