Timberline Valley North Homeowners Association

Rental Rules and Regulations for Timberline Valley North Subdivision
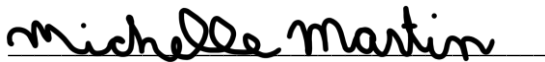### *Approved by the TVN Board of Directors and effective July 26, 2024*

Short-term rentals shall not be allowed within Timberline Valley North under any circumstances. Short-term rentals, as used in this section, shall be defined as exclusive possession of the property by those other than the owner of record and their immediate family for a period of less than thirty (30) days.

Additionally, any property being rented or otherwise exclusively possessed by anyone other than the owner of record and their immediate family shall be required to have a written lease in place. Said lease shall be for a period of at least one (1) year and shall specifically provide that any occupants of the property shall be subject to the rules, regulations and covenants of Timberline Valley North and shall be liable for any violations thereof, and shall also include as an attachment or addendum a copy of any rules, regulations, covenants or other restrictions then in place for the property. Contact information for said tenants shall also be provided to the Timberline Valley North board of directors within thirty (30) days of occupancy for purposes of contacting the tenant in case any issues arise.

In addition to the tenant, the owner of record of the property shall remain liable for any violations of the rules, regulations and/or covenants committed by any other occupants on their property.

Timberline Valley North Homeowners Association has a maximum capacity of 15 homes being used for the purpose of long-term rentals. Any party wishing to purchase a property with the intention of leasing/renting said property can verify with the TVN Board of Directors whether the current capacity limit has been reached.

Signed,

Michelle Martin

Michelle Martin,
President, Timberline Valley North Homeowners Association

Signed,

Heather A. Miller

Heather Miller
Secretary, Timberline Valley North Homeowners Association