

RIVER RIDGE SHORT-TERM RENTAL REGULATION

ADOPTED MARCH 1, 2022

SECTION 1. REGISTRATION.

Before using or advertising the availability of a dwelling in River Ridge as a Short-Term Rental, the Owner of the lot on which the dwelling is located shall submit to the Association a document containing substantially the following or otherwise as may be prescribed by the Board of Directors of the Association from time-to-time:

(a) The lot number and address of the dwelling to be used as a Short-Term Rental.

(b) The name, mailing and e-mail addresses, and telephone number of the Owner of the dwelling to be used as a Short-Term Rental.

(c) The name, address, and telephone number (including a telephone number that provides for communication 24 hours a day) of the contact person who will respond to complaints regarding the occupants of the Short-Term Rental during a rental period.

(d) Certification that the Owner will (i) furnish to each contracting short term Owner Visitor a copy of the Summary of Standards and Guidelines, and (ii) secure agreement from the contracting Owner Visitor that he or she agrees, and will secure the agreement of each other adult individual occupying the Lot during the short-term rental period, to comply with the Standards.

The document shall be submitted by email to the Association's Communications Officer or other designee and shall be kept up to date for any changes.

SECTION 2. LOCK BOXES.

The Association has made lock boxes to use for gate key cards for gate access at one or both River Ridge gates. (Lock boxes at the upper gate are anticipated for Spring of 2022.) The boxes are intended for use by an Owner submitting a registration under section 1 and as described in the Standard "River Ridge Gate Procedures." No lock box or other device may be installed (other than on the private property of an Owner) for such purpose, except by the Association. The

Association may discontinue, curtail, or otherwise change lock box procedures, and may increase initial fees or impose periodic fees charged for their use.

SECTION 3. REQUIREMENTS FOR EACH RENTAL PERIOD.

Promptly upon request of the Association, either before, during or after the rental period, Owner will furnish substantially the following or otherwise as may be prescribed by the Board of Directors of the Association from time-to-time:

(a) The address and lot number of the Short-Term Rental.

(b) The dates of the rental period subject to the notice.

(c) To the extent available at the time of submission, the make, model, license plate number and State of registration of each vehicle used by the individuals using the Short-Term Rental for access to and use within River Ridge during the rental period.

(d) A confirmation that the Owner has complied with the requirements of Section 1(d) above.

SECTION 4. Occupancy limit.

When in use as a Short-Term Rental, the maximum occupancy of a dwelling is 2 individuals per bedroom. No Short-Term Rental may be advertised as available for more than the maximum occupancy under this provision. Individuals aged 13 or younger shall not be counted for the purposes of this occupancy limit.

SECTION 5. DEFINITIONS.

Definitions are contained in the River Ridge Regulation – Community Quality Standards.
