

Short Term Lease, Vacation Rental and Accessory Dwelling Units (ADU) Rules Adopted February 20, 2022

With the rise in Short Term Lease and vacation rental activity (Airbnb and similar programs), as well as the local ordinance discussion on Accessory Dwelling Units (ADU), the Board felt it important to update and remind homeowners of The Fairways at Lakeside Declaration of Covenants, Conditions and Restrictions, dated 2/10/1995.

Section (2) Use Restrictions.

"All Lots shall be residential Lots and shall be used for single family residential purposes only. No building shall be erected, altered, placed or permitted to remain on any Lot other than (i) one (1) detached single family dwelling with attached two car garage which has been approved in accordance with this Declaration and (ii) any outbuilding which has been approved in accordance with this Declaration and which is accessory to the single family dwelling. Notwithstanding the foregoing, necessary ..."

Section (5) Use of Other Structures: Vehicles.

- (a) "No mobile home, motor home, tent, shack, or outbuilding placed or erected on the property at any time shall be used as a residence temporarily or permanently. No trailer shall be parked on any Lot or anywhere on the Property for a period in excess of twenty-four (24) hours in one calendar year other than by a builder actively in the construction of a building on the Property unless fully enclosed within a garage. Treehouses shall not be permitted anywhere on the Property."

Section (19) Business: Home Occupations.

"No trade or business of any kind and no practice of medicine, law, dentistry, chiropractic, chiropody, osteopathy or like endeavors shall be conducted on any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Notwithstanding the provisions hereof, a new or existing house may be used by the builder thereof as a temporary model home for display or for the builder's own temporary office, provided said use terminated within three (3) years from the completion of such house and does not otherwise violate any applicable zoning ordinances of other law.

The Board limits rental property in the neighborhood to long-term rentals only. Long-term rentals are defined as a minimum of 12 consecutive calendar months. No short-term or vacation rentals are permitted.

The Board limits the use of an ADU to an existing area of the home (such as a basement or garage). No new outbuilding shall be approved unless this Board rule is amended.

The Board has adopted this rule to limit any potential annoyance or nuisances that short term leasing, vacation rental and ADUs could have on the neighborhood, as directed throughout the Declarations.