

**GAINES BEND SUBDIVISION PROPERTY OWNERS ASSOCIATION
RULES FOR SHORT-TERM RENTALS**

These Rules for Short-Term Rentals (“Rules”) are adopted in addition to the restrictions contained in the Supplemental Declaration of Covenant, Condition, and Restrictions for Gaines Bend Subdivision, recorded in Volume 953, Page 508, of the Official Public Records of Palo Pinto County, Texas (“Declaration”) enforceable by the Gaines Bend Property Owners Association, Inc. (“Association”). For the purpose of these Rules, “Short-Term Rental” is defined as the lease of a Lot (as defined in the Declaration), including improvements constructed on the Lot, for short term occupancy (e.g., “Airbnb,” “Vrbo,” “HomeAway,” “FlipKey,” or similar guest and temporary rental service), or any other short-term, itinerant, or transient occupancy purpose for a period of less than six (6) months.

1. **Good Standing.** No Owner shall be permitted to lease his or her Lot for Short-Term Rental purposes unless the Owner is current in the payment of all assessments and other charges as provided in Section 7.F. and Section 8 of the Declaration.

2. **Annual Registration Process.**
 1. Owners leasing their property for short-term rental purposes must submit a **Short-Term Rentals Registration** form on an annual basis to gainesbendpoa@gmail.com
 2. Gaines Bend Administrator receives form and confirms owner is in good standing as defined in paragraph 1 of the rules.
 3. Once good standing is confirmed and annual registration fee of \$100.00 is paid, Gaines Bend Administrator issues an **annual** Short-Term Rental unique gate code to the owner.
 4. Gaines Bend Administrator updates the Registration form and returns it to owner with their newly assigned gate code for the current registration year.
 5. Gaines Bend Administrator follows up on an **annual basis** with prior registered homeowners who do not renew their annual registration by **January 1st**.

3. Owners shall provide all Short-Term Rental Lessees with a copy of the CCR Declarations, these Rules for Short-Term Rentals, and other Rules posted in the Common Areas.

4. **Use of Roads and Parking.** Once the required information in paragraph 2 above has been registered with the Association, the Owner will be provided with a unique code for use by Owner’s current Short-Term Rental Lessees for ingress to and egress from Gaines Bend. Owners are responsible for their Short-Term Rental lessees appropriate and compliant use of the paved roads in Gaines Bend, including but not limited to speed limits and other traffic control regulations. Parking in Gaines Bend by Short-Term Rental Lessees shall only be permitted within the boundaries of the Owner’s Lot. Short-Term Lessees shall not park any vehicle or trailer on roads, roadway easements, greenbelts, boat ramp, picnic area, or other

Common Areas in Gaines Bend. No travel, parking, or other use of the unpaved roads in Gaines Bend by Short-Term Rental Lessees shall be permitted.

5. **Trash Disposal.** Short-Term Rental Lessees are responsible for proper use of the trash disposal facilities in Gaines Bend. Owners shall provide all Short-Term Rental Lessees with a trash facility access card and instructions on use as provided on the Association website at <http://www.gainesbendpoa.com>. If the trash facility access card is not provided, Short-Term Rental Lessees shall remove their trash and refuse from Gaines Bend at the end of each stay.
6. **Boat Ramp.** Rules regarding the use of the Common Area boat ramp and picnic area are posted by the Association, which are required to be followed by all Owners and Short-Term Rental Lessees, and which are enforced by the Association. No vehicle or trailer shall block the boat ramp at any time or be parked overnight in the picnic parking area. All improperly parked vehicles and trailers are subject to being towed by the Association.
7. **Disturbances.** Owner shall be considered to be the emergency contact for all Short-Term Lessees. Any complaints of noise, disturbances, inappropriate behavior, and issues reported to the Sheriff's Department, EMS or other Emergency Services of Short-Term Rental Lessees shall be the responsibility of, and promptly addressed and responded to by the Owner.