

**SPRING VALLEY PROPERTY OWNERS & RECREATIONAL CORPORATION**  
**Policy Number 340 - RENTAL POLICY**  
**Effective October 8, 2020**

**I. GENERAL**

- A. As declared in all of the existing Declaration of Protective Covenants and in the new Declaration of a Common Interest Community, no business of any kind may be operated on any lot unless such business is qualified as a "no impact" business as determined by Teller County regulations and the business operator obtains written permission from the Architectural Control Committee. Rental or lease of any property within the Spring Valley Property Owners & Recreation Corporation is considered a business as defined by the Architectural Control Committee.
- B. **Property owners are responsible for making sure their renters, are aware of the rules contained in Corporation policies.**
- C. A Corporation member/owner of a residential lot may rent or lease their single family residence on such lot subject to the following restrictions and limitations.

**II. RENTAL TERMS**

- A. Although there can be "Short Term" Rentals (any rental of a Residential Lot for any period less than thirty (30) days and "Long Term" Rentals (any rental of a Residential Lot for any period longer than thirty (30) days), both shall be considered "Rentals" for purposes of this Policy.

**III. COMPLIANCE**

- A. All rentals of residential lots and the occupancy there under are subject to compliance with all county, state and federal laws. All such rentals shall also comply with the properties corresponding Declaration of Protective Covenants or the new Declaration of a Common Interest Community in addition to the Spring Valley Property Owners & Recreational Corporation Policies.
- B. A completed Rental Approval Form located at the end of this Policy shall be submitted to the Architectural Control Committee (ACC) for review and the ACC shall present a recommendation to the Corporation Board for approval of each rental or leasing of a single family residence.
- C. Rentals of Single Family Residences can be overseen by a Property Management Company or the property owner. Either way, the property owner is ultimately responsible.
- D. A single family residence shall be rented or leased only for residential living activities, and shall not be rented or leased for any commercial or business purpose.
- E. No noxious or offensive activity which may be or may become an annoyance or a nuisance to the neighborhood may take place. This includes but is not limited to respect of Common Areas of Spring Valley, no pets at large, no open campfires, no fireworks, no discharge of firearms, no operation

ATV/UTV or other motorized vehicle without state registration on subdivision roads, and no excessive noise, as determined by the ACC. ATV/UTVs or unlicensed off-road vehicles are not street legal vehicles in Colorado. According to Colorado Revised Statute 33-14.5-108. One cannot operate an ATV/UTV on any public roadway, highway or street in Colorado except in emergency situations or for agricultural purposes. This includes the local County/Subdivision roads. As well, no excessive noise is allowed within our subdivision, as determined by the ACC

- F. The number of individuals allowed to occupy a Rental Property shall not exceed nine individuals including adults and children above the age of two years old, except as expressly permitted by the ACC and the Corporation Board.

Septic Systems within Spring Valley are designed and permitted with the County as Single Family Residence Systems. The Teller County Health Department enforces the Colorado Revised Statute 25-10-101, On-site Wastewater Treatment System Act (OWT) which states that no person shall construct or maintain any dwelling or other occupied structure which is not equipped with adequate facilities for the sanitary disposal of sewage. High water usage within a property is in direct conflict with the capacity of the Septic Systems. The County's design flow per person is estimated at 75 gallons per day, so that is all the existing systems are expected to be capable of handling before potential failure.

Table IIIF-1. Single Family Residential Design Flows

Number of Bedrooms	Occupancy (Number of Persons)	Wastewater Flow Per Person (gallons/day)	Design Flow (gallons/day)
2	4	75	300
3	6	75	450
4	7	75	525
5	8	75	600
6	9	75	675

- G. The Board shall have the right to revoke rental privileges of any Owner of any Residential Lot in the event that:
  - a. The Association receives three separate complaints of violation of the Policy that arise from three separate incidents of claimed violation, and
  - b. The Board reasonably determines, following investigation, that the tenant's actions in each of the three incidents are in material violation of this Policy, and
  - c. The Owner has not taken sufficient measures, in the ACC and Board's opinion, to prevent the recurrence of such violation(s). In the event the Owner disputes any such revocation, such dispute shall be resolved as set forth in Policy #320 – Declarations, Covenant and Rule Enforcement Policy.

## VI. AMENDMENTS

This Rental Policy may be amended from time to time by the Board of Directors.

FOR THE EXECUTIVE BOARD OF DIRECTORS:

Z. G. Standing Bear  
Corporation President

/s/  
Deb Schneider  
Secretary

SPRING VALLEY PROPERTY OWNERS  
AND RECREATIONAL CORPORATION  
P.O. Box 513  
Divide, CO 80814

RENTAL APPROVAL FORM

**This form must be filled out and approved prior to any SVPORC property being used as a rental property.**

In accordance with the rules and regulations of the DECLARATION OF PROTECTIVE COVENANTS and the DECLARATION OF A COMMON INTEREST COMMUNITY, the undersigned hereby requests approval to use the following property as a rental property on an occasional basis:

RENTAL ADDRESS: \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

I hereby agree, as owner of the above mentioned property, to abide by all of the covenants and rules and regulations, and Policy Number 340-Rental Policy, of the Spring Valley Property Owners and Recreational Corporation regarding the rental of my property.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_

\_\_\_\_ Approved

\_\_\_\_ Disapproved

By the Architectural Control Committee

Date: \_\_\_\_\_ Committee Members: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please return this form to the above address at least 20 days prior to renting your property.