

**Meadows of Seven Points
Home Owners Association**

Policies and Guidelines

Subject	Effective Date	Approved by	Amends
Short Term Rental (STR)	8/27/2017	Meadows Of Seven Points Home Owners Association Board of Directors	

Purpose

To establish a policy for Short Term Rentals (STR).

Scope

This policy and guideline shall pertain to all current and future residents of the Meadows of Seven Points concerning Short Term Rental of homes.

Authority

- Declaration of Covenants, Conditions, and Restrictions
 - Article IX, Section 2
 - (a) Land Use and Building Type
 - page 10

- Meadows of Seven Points Homeowners Association
<http://www.meadowsofsevenpoints.com/>

General Information

Homes in MOSP are restricted from use as a Short Term Rental (STR) whether owner occupied or not. Any rental period less than 180 days is considered Short Term rental. This includes but is not limited to rentals through services such as AirBnB, HomeAway, VBRO and others.

Homes rented for periods longer than 180 day will be considered long term rental and are still the responsibility of the homeowner of record to maintain and verify renters are following all Policies and Procedures as well as CC&R's.

Penalties for continues infractions

If homes are found to be used as Short Term Rental (STR), MOSP HOA will take the following action

- Homeowner with be notified via mail or email of violation and have 5 days from receiving notification to discontinue used of home as STR.

- Continued use of home as STR after initial notification and 5 day grace period will constitute a fine of \$200 for each day home is used as STR not to exceed \$2500 per month.
- Once balance of fines has reached \$5000 MOSP HOA will proceed to issue a lien on the property.