

Amended SunCrest Rule #16

No Owner shall rent, lease, let or exchange all or any portion of their Lot or Dwelling Unit ("Unit") for less than 6 consecutive months, other than a short-term lease-back following the bona fide sale or transfer of a Lot, and all lease/rental contracts will be for the entire Unit to a single nuclear family or individual and will be in writing. This explicitly precludes Unit lease/rental arrangements which are transient, hotel, or vacation-oriented such as, but not limited to; AirBnb, Home Away, VRBO, HomeExchange, etc. ***Partial rental of a single family Unit is not allowed for any period of time.*** Extended family (by blood or marriage) may be allowed living accommodations in a Unit, as may a single, unrelated individual through a lease contract, provided they have access to the entire Unit.

Additionally, no Owner shall advertise, either in print format or electronic media, including the internet, an offer to rent, lease, let, or exchange all or any portion of his or her Lot for transient, hotel, or vacation rental purposes.

An Owner is fully responsible for informing a lessee or extended family of the rules and is responsible for any penalties due to their actions. The Board may evict the lessee and assess the Owner all costs associated with that action, if necessary. Violation may result in a warning letter followed by fines of \$500 per day, per occurrence. Ref: CC&Rs--4.2.33, 4.3.3, and 4.4.2.