

Short-term Rental Policy

The Board has been grappling with several items relative to summer activities, primarily related to short-term rentals (VRBO, Airbnb, etc.), use of the lake access common area, and site camping. There have been a number of homeowner complaints recently in these regards. Policy statements with respect to these matters have been under consideration for some time. Publication of these statements, as determined by the Board consistent with the WBHOA Covenants, Rules and Regulations, is hereby made and will be enforced. These statements are as follows:

Short-term Rentals

1. All short-term rentals must comply with the current Lake County and State of Montana Ordinances; this involves registration/compliance with the Lake County departments of Environmental Health, Public Health, and Planning along with State departments of Revenue and Labor and Industry requirements for licensure. These requirements are available from Lake County.

Short-term Renter Camping

2. No camping on a short-term rental property is allowed. This activity has been the source of complaints as an infringement upon the residential atmosphere of the Woods Bay Homesites; typical complaints have included late night partying, indiscriminate use of generators, overcrowding, and other atypical activity for a residential neighborhood.

Lake Access Use by Renters

3. No short-term renter use of the Lake Access is allowed unless the renters are accompanied by the owner. Short-term renter use of the lake access area is not considered good practice in terms of Homeowner use/enjoyment, and this is an unnecessary liability risk for the Association per discussions with our attorney.
4. **The gate codes are not to be given out to anyone other than homeowners. A new gate code is now being reset effective MONDAY, JULY 19, 2021.** As an alternate for renters, there is available lake access from the state boat launch off Whitecap Lane or elsewhere along the lake at locations in the relative proximity.

Action

5. It is first and foremost the responsibility of each Homeowner to manage their property and treat neighbors with courtesy and respect consistent with the statements outlined above, the Homeowner Covenants, and an overall good neighbor policy. Violations or complaints can be brought to the attention of the Board and action will taken consistent with the Enforcement of Rules paragraphs provided in the Rules and Regulations of the Association. The Board, at this time, will not review short-term rental licensure as standard practice, but if complaints are lodged, the Board may contact Lake County to ascertain proper licensing.