

Willow Lake Association, Inc.

Short Term Rental Policy

Formally Adopted 09/10/2024

In Article IV Section 6 of the Covenants states “The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the properties, which rules and regulations shall be consistent with the right and duties established by this Declarations. Sanctions may include reasonable monetary fines, which shall constitute a lien upon the Owners Lot and suspension of the right to vote and the right to use the common area.”

Further, in Article XI Section 14 states “The Board of Directors shall have the power to adopt rules and regulations relating to leasing of homes.” It further goes on to say that any rule or regulation cannot prohibit leases with a term greater than six (6) months.

One of the implied responsibilities of the Board of Directors is to ensure Willow Lake is a safe environment for all families living in neighborhood. Daily rentals are not safe on a number of different levels. Having strangers coming and going at all times of the day and night is fundamentally not an ideal or safe situation for Willow Lake homeowners.

Historically, the Willow Lake Board of Directors has followed the six-month renter guideline, with the exception of Masters Week (in deference to local tradition when 7–10-day leases are acceptable for Masters Patrons, Guests, Masters Workers or anyone associated with the tournament).

It is the Policy of Willow Lake Association, Inc.; other than Masters Week, that NO short-term lease (direct with the homeowner or through a third party) is allowed in Willow Lake. Furthermore, leases for longer than six (6) months must be documented with a copy of the lease being sent to the Board of Directors.

If a short-term lease situation is reported to the Board of Directors, a Cease-and-Desist notification will be sent to the homeowner. The homeowner will be given a 48-hour time frame to exit the short-term tenant. If the tenancy continues, the homeowner may thereafter be assessed a \$500 fine, and \$100 for each day that the tenant remains in place.

Fines will be payable within 30 days and are subject to liens for non-payment.

Any questions or comments can be addressed to:

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