

RENTAL RULES AND REGULATIONS

1. Owners will be held responsible for any damage to the common property or facilities by lessees.
2. Owners are responsible for assuring that all long- and short-term lessees are made aware of, and comply with, the HOMEOWNERS RULES AND REGULATIONS, and SWIMMING POOL RULES. It is suggested a copy of both be posted in the unit.
3. The owner is responsible for assuring the lessee has been given, directly or through the rental company, the swimming pool access code and bathroom code. The swimming pool access code is unique to each unit.
4. Rentals for periods of more than 30 days are allowed without additional qualifications.
5. Rentals for periods of 30 days or less are subject to the owner's compliance with Franklin County, VA, zoning ordinance Section 25-138, Short Term Tourist Rentals.
6. Prior to any short-term rentals occupancy *and each year after*, owners must forward to the SMCPOA Secretary, a copy of their Short-Term Rental Certificate of Compliance approved by the Franklin County, VA, Planning and Zoning Department.
7. Owners are responsible for ensuring all lessees keep dogs on a leash and remove all dog waste from SMCPOA grounds.

SMCPOA Board of Directors- July 2020