

**Q. Can property be used as rental in FRE?**

A. Yes, but **ONLY as a long-term rental**. Transient and vacation rental use is not permitted.

See Section 3.16 of CC&Rs

**3.16 TRANSIENT RENTAL USE:**

No Owner or Owners of any Lot within Fall River Estates shall be permitted to rent their Lot or living unit to any person or persons for transient occupancy, which shall be for a period of 30 days or less. A rental shall be defined as the use or possession or the right to use or possess for lodging or sleeping purposes any Lot or living unit in Fall River Estates and rent shall mean the consideration charged whether or not received by the Owner for the occupancy of the Lot or living unit any money, goods, labor, credits, property or other consideration valued in money without any reduction. Transient use shall not include a rental of any Lot or living unit for a period of in excess of 30 consecutive calendar days. Owner and transient occupants shall be responsible for compliance with all provisions of the Declaration of Continued Protective Covenants for Fall River Estates and any and all rules and regulations promulgated by the Association to protect the natural environment, quiet enjoyment and quality of life of Fall River Estates.