

INDIAN SPRINGS LANDOWNERS ASSOCIATION VACATION RENTAL POLICY

1. PURPOSE

- 1.1. The purpose of this policy is to adopt language that allows Indian Springs private property owners to participate in a *Vacation Rental* business without jeopardizing the peace, safety, and quality of the Indian Springs Community.

2. DEFINITIONS

The following constitutes a partial list of Fremont County zoning regulation definitions that any Landowner may want to familiarize themselves with prior to submitting an application for vacation rentals inside the boundaries of Indian Springs:

- 2.1. Accessory Building or Use
- 2.2. Residential 1 Zone District (R1)
- 2.3. Bed and Breakfast (special review use)
- 2.4. Home Occupation I & II
- 2.5. Special Review Use Permit

3. REQUIREMENTS/RESTRICTIONS

- 3.1. All buildings eligible to be considered as Vacation Rental accommodations must provide proof of the following:
 - 3.1.1. Acceptable water source.
 - 3.1.2. Acceptable sewage disposal method.
 - 3.1.3. Conformance with all Planning/Zoning requirements adopted by Fremont County.
 - 3.1.4. Conformance with all building codes current adopted by Fremont County.
- 3.2. All properties associated with vacation rental guest lodging shall register a permit annually with the Indian Springs Landowners Association.
- 3.3. All properties properly permitted by the Indian Springs Landowners Association shall pay an **annual fee of \$1,000.00 per address** to operate as a vacation rental business.
- 3.4. All properties properly permitted by the Indian Springs Landowners Association to act as vacation rental shall provide one (1) off-street parking space for every two (2) guests, not including the parking required for the original primary dwelling.
- 3.5. Vacation rental activities shall be available year-round.
- 3.6. Property owners and their lodgers shall abide by all Covenants, Bylaws, Policies, and Restrictions current adopted by the Indian Springs Landowners Association under penalty of fines listed in Section 6. PENALTIES listed in this document.
- 3.7. All properties properly permitted by the Indian Springs Landowners Association to act as vacation rentals, if the Owners are located out of Fremont County, shall designate a local responsible contact providing all contact information as defined in Section 4.
- 3.8. There shall be no provisions for tent sites, camping trailers, motorized homes, pick-up coaches, park models, or travel trailers on private property associated with properly permitted vacation rental operation.
- 3.9. There shall be NO open fires or burning on any property operating as a vacation rental unless the accommodations are gas operated. No natural materials may be burned.
- 3.10. All operations shall comply with all Nuisance Policy requirements.

- 3.11. All properties properly permitted by the Indian Springs Landowners Association to act as vacation rentals may not erect any stand-alone signage on their property designating the location of said activity. All signage associated with the operation shall be affixed to the primary residence only and, if externally illuminated, the light shall not radiate directly beyond the signage itself. Maximum signage area shall not exceed six (6) square feet.
- 3.12. The legal owner of the house or accessory building shall physically visit the property at least once per year for the purpose of complying with all requirements of the covenants, bylaws, policies, and restrictions.

4. OWNER EXPECTATIONS

- 4.1. All properties properly permitted by the Indian Springs Landowners Association to act as vacation rental shall provide the Secretary of the Association with the most current contact information including:
 - 4.1.1. Name of Owner(s)
 - 4.1.2. Physical mailing address
 - 4.1.3. PO Box number, if applicable
 - 4.1.4. Land-line phone number
 - 4.1.5. Mobile phone number (with text ability)
 - 4.1.6. Name of Designated Contact (or house manager)
 - 4.1.7. Physical mailing address of Designated Contact (or house manager)
 - 4.1.8. PO Box number, if applicable, of Designated Contact (or house manager)
 - 4.1.9. Land-line phone number of Designated Contact (or house manager)
 - 4.1.10. Mobile phone number of Designated Contact (or house manager)
- 4.2. Owners will be held legally and financially accountable for all actions of their Tenants and shall answer all correspondence from the Board of Directors should actions be taken requiring attention.

5. TENANT EXPECTATIONS

- 5.1. All tenants shall receive from the Landowners Owner guidelines for proper use of facilities and private property respect.
- 5.2. All tenants shall respect adjacent private property and familiarize themselves with public and private property boundaries.
- 5.3. All tenants are expected to police their own trash and dispose of trash legally and properly outside the boundary of Indian Springs, unless the property Owner has provided lockable, bear-proof containers for said use by the Tenants.
- 5.4. All tenants are to abide by the most current adopted form of the Nuisance Covenants.
- 5.5. All tenants shall abide by all road use restrictions and guidelines.
- 5.6. Tenants are not allowed to use ATV's, UTV's, off-road motorcycles, snow machines, or related equipment on Indian Springs roads or other private property.
- 5.7. The use of drones over any private property other than that of the vacation rental shall be strictly prohibited. Drones may be permitted over public lands; however, it is the responsibility of the user of the drone to familiarize themselves with the restrictions of use in public areas.

6. PENALTIES

- 6.1. All disputes concerning violations of Covenants, Bylaws, Policies, or Restrictions shall utilize the Alternate Dispute Resolution Policy guidelines.
- 6.2. Depending on circumstances, a Property Owner may suffer the following consequences:
 - 6.2.1. Temporary loss of permit for one season, with the loss of the permit application fee.
 - 6.2.2. Permanent loss of use permit.
 - 6.2.3. Fines as levied by the ISLA Board of Directors during the ADR process.

7. PRESIDENT'S CERTIFICATION

The undersigned, being the President of the Indian Springs Landowners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on the 6th day of March, 2025 and in witness thereof, the undersigned has subscribed his/her name.

INDIAN SPRINGS LANDOWNERS ASSOCIATION, INC.

A Colorado Non-profit Corporation

By: , President

