

Short-Term Rental Survey Comments – May 2024

If the renters break the rental agreement they sign then they should be evicted and forfeit their rental. Quiet hours, weapons, fireworks, open fires etc. Should be clearly spelled out. Quiet hours (11-8), no weapons, no fireworks, no open fires, no pets off leash, signed HOA agreement before occupation. If rules are broken eviction without refund. Accountability

I think it is a violation of property rights. All this fickering is keeping our property values low. People need to rent their homes in order to keep them. The rules should be for the guests or tenants.

The ability to rent out property is important to owners, for property values, and the future sale of any property within the community.

This is a biased survey. Q3 does not have an option for buying here b/c buyers were told short term rentals would not be allowed. Q5 does not have an option for less than 90 days/year (such as zero). Q6 does not have an option for zero %.

I agree that there should be limits on the number of days or the time period and the number of people allowed in rentals. I do not agree with limiting the rentals by percentage that could leave other people who want to build such as myself Out.

The area is never going to be a big tourist draw. Let people own their homes and trust them to secure their investment through responsible renting. It is adults investing in their future. They have an interest in preserving their home.

IF STR are allowed, each rental needs to be registered with the HOA and provide an emergency contact number, they should not be permitted to use community property I.e. -Docks. If rentals are approved with restrictions, a minimum of 7 consecutive days should be required per stay. Renters should be required to show proof of total renting days each year, each rental should be registered with HOA board of directors.

There needs to be common sense policies and guidelines for any renters such that a renter's actions does not affect the quality of life for the full time residents. And those polices need to be enforceable or they are useless.

Get whatever agreement you can all agree to. Even with restrictions you can get short term rentals in covenants and if all goes. Well with rentals then can adjust in the future. I would have proposed the restrictions be a part of the bylaws

Question 4- Short term w/ restrictions to be fair to those already renting but don't like short term at all . Pro 1- Life happens, if an owner has to rent unfortunately they are then not enjoying their home on the mountain. 3/day min not enough.

There is no fair way to cap the number of rental homes. If there is a cap and it is reached it would negatively impact property values. Limiting the number of days is the only fair way to compromise. We have provided our suggestions in an earlier email. Thank you. Feel free to contact us by phone.

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Regulations on use, noise and responsive property management need to be addressed. Any unruly renters need to be addressed effectively and immediately.

In my opinion, if you need to rent your home for more than 120-180 days per year, it turns into a long term rental, where you want to be able to retain your home, but may be have to spend some time with a sick loved one or something similar.

While my preference is a “neighborhood” and not a “rental community”, safety and privacy is the utmost concern for my family members while I’m often away. I’ve had ATV’s and explorers use my property as a public park on several occasions.

Although we don't rent and don't plan on renting, I support property rights. I don't want to lose rights. I would like to see restrictions like quiet hours and capping the number of people in a rental. I don't think renters should use common property.

Renters need to obey all HOA Covenants. Renters cannot use HOA facilities without an owner present.

We're un aware of the problems short term rentals have caused - upsides include more people exposed to our area - better revenue, stronger service offerings (eg Norris Landing), and more construction in LMs. Support no homes that are 100% rentals.

I really do not care about the rentals (I do have one next door and have had zero issues). But, I also do not want to be restricted should I need to rent in the future. The biggest thing that upsets me is the amount of money wasted on this stupidity.

I support having standard guest guidelines as far as use of common areas and other behavioral standards (noise, etc). But I believe owners should have the freedom to determine parameters. We have had very successful STRs with our other property.

Like all the world, there needs to be restrictions. They may not be favored by everyone, however, the amount of days means nothing if rentals are allowed, and if rentals are allowed, they should be a percentage of current homes, as the current homes

Stop spending HOA money on legal fees against owners.

I would prefer a community that doesn't have short term rental. Community doesn't need the risk or liability of outside visitors/vacationers.

I need more info on how a capitation of rental properties would work (eg, grandfathering, lottery?) I suggest a noise ordinance after 10pm. There also needs to be a process for handling complaints including a process for unwarranted complaints.

The problem with the cap is deciding who can rent and who can't when the cap is reached. This will be an administrative nightmare and another source for litigation.

We Support the idea of having an HOA Rental Committee that is structured similar to the Fireside Committee, in that, they essentially operate independent of the Board and should be administered with the utmost of integrity.

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I don't care if we have short-term rentals or not. But what I do care about is, spending our money on lawsuits.

Have common sense rules like a contact list for rentals if there are issues with neighbors, an annual registration list and a reasonable fee to process it each year. There are not enough homes yet to have a cap. Add later if residents feel needed

I am against limiting the percentage of homes being allowed to be rented to some extent. The reason is if I have a financial or health hardship, I may wish to rent my home in order to maintain it and not sell it. If the community is over the percentage of allowed rentals I may not have that option. An allowance should be made to minimize carrying costs until immediate family can make a decision on property and renting would ease that burden. I have seen this happen and don't anticipate the same but limiting the percentage may remove that option. STR possibly have seven to ten day minimum to avoid unsavory renters. STR should not have access to Marina Dockage; kayak, canoe launch probably ok. STR should not have access to clubhouse and other amenities. % of homes disagree with.

I support short term rentals on the mountain. There are very few homes built per number of lots. If the permanent occupied homes are concerned, they can hire a security company to take care of their land.

Policing/monitoring #days to rent each year is difficult. Don't make more rules that can't be enforced (i.e. 2 dog limit, etc.)

Use of facilities is realistically no different whether by owner or renter.

I think a compromise to bring the community together is best and not a win-lose finality. We can't be divided any longer and we want to be friends with everyone.

Limit the use of some common areas to only owners and allow renters to only use certain common areas. Some fees to renters to keep up common areas.

Any limitations, restrictions or monitoring of any rental must also be applied to all homes. No discrimination whatsoever. Since the conclusion of the court was that STR's are allowed, I see no reason to offer any ways to restrict rentals in this community, especially since anything you offer will never be enough for this board & the group of yappers behind them

We need a strict set of guidelines, a dedicated means of enforcement, and penalties for noncompliance.

If a cap is necessary to achieve a compromise, I would consider supporting 30%. Overall, I do not believe a cap is fair to owners who are not currently renting but may need or want to rent in the future.

There should be an added fee applied to short term rentals - per booking, to offset community costs. Fee goes to HOA.

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Not planning to rent our home- concern is that additional costs due to renter damages causes higher insurance requirements. I should not pay for something that I will receive no benefit from. Renters don't take care of property the same as owners do.

Keep allowing rentals and LMS will go downhill in value and will not draw new owners. LMS did not originally have rental properties, and I do not believe rentals will add to the value of my property. I don't like rentals, they will deprecate property values.

More landowners would be able to build their retirement/vacation homes if they were able to rent them out to help pay for it.

Limit minimum rentals to at least 7 nights per reservation.

Current Lone Mountain Shores Owners purchased with the current rental covenants in place. Anyone not happy with the covenants has the option to sell their property and purchase in a development with restrictive covenants more to their liking.

We do not support rentals, but if one person can break the covenants and rent then everyone should be able to.

I think the people trying to restrict rentals are shameful

I'm sick & tired of this nonsense! Can someone buy my damn lot & got out of this? I bought this lot with Boat Dock Permit, thinking one can always build a Dock! It turn the permit expired & the damn TVA would not issue any new permit!!

Your question regarding capping the % of homes that could be used for STR is misleading. The last option implies that there is no limit to the % of homes that could be used for STR when I think you wanted to say that less than 5% could be STR.

I own a lot and would like to be able to rent a home for a week or more if I choose to build or work on my lot.

Enable an electronic voting application for future ballots and owner votes enabling more owners to vote remotely in upcoming elections

Quiet hours, limited number of boats allowed per rental

Each rental should pay a fee to the association per rental. Renters should not have access to facilities such as community center and docks. I support a launching fee to use our docks and a slip fee, require a rental tag on boat if using slip.

Bring back the garbage dumpsters that were at dock 1.

Min 5-7 days rent to prevent Fri-Sun all year round renting every weekend
Need solutions to remove neighbors from being the monitoring, alerting,
and garbage cleanup to rental owners for problem tenants. Need more active rental owner enforcement

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I am opposed to an annual rental fee but would be ok charging a fee to my renters for the use of just the community docks.

For now this home is my home. We do not live forever and I would like for my home to be a legacy home for my children and their children etc. I'd much rather have families enjoy my home than for it to sit empty.

The 20% would be based on the number of houses built and re-evaluated each year.

Do not infringe on the rights of a home owner. TN Supreme Court allows str. You lost. Let it go and leave people alone.

Limit number of homes owned to one. I think this was the intent of the original Covenants. It's normal to rent to offset a mortgage or supplement expenses of owning a vacation home. This removes the risk of business' owning many homes to make money.

I do not support any rentals. The question on caps and days are confusing because we don't support either.

Renters shouldn't have dock access or community center access.

Our opinions could vary, depending on what the actual rental guidelines are for renters while they are visiting the mountain. It would be more important to try to protect the mountain from having a corporation coming in to put up a bunch of rentals

I do not support short term rentals.

I believe there is nothing wrong with some reasonable restrictions on short term renting in LMS, as long as those restrictions are in fact reasonable and solve an actual problem that exists or is likely to exist in the near future.

Need to have restrictions so true businesses, not individual owners, cannot rent properties. LM should prevent commercial ownership (not LLC's and Trusts) from operating rental only homes. If 20 of 165 homes r rental, the Board is void of any reasoning capabilities and criminal 4 spending \$120k+ suing .Other crimes using assets 4 personal gain?

I would support rules and regulations regarding use of community owned property by renters...

I'm very concerned about liability exposure for individual LMS homeowners/lot owners from the use of LMS facilities by renters

We want LMS to be residential, it's the only way to maintain its beauty and serenity. Allowing rentals has changed the culture of the neighborhood due to greed by some of the rental owners.

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I truly feel the only restrictions that should be in place is that no community spaces be available for renters. Like the docks or community center. The cap limits are just bargaining tools to allow renting, which I support being able to rent

When we bought the property our intent was to build a vacation home for us to use and maybe rent out a few months to help pay the mortgage on it. We never expected it to become a rental community. That's how it was explained to us when we purchased t

Rules need to be put in place for me to support STR's 1. no wake zone must be established for ALL coves in LMS. (Listed in all rental agreements) 2. All rental agreements should list property boundaries stated that no trespassing on other lots.

IF* STR are passed, I believe in levying a hard tax or fee. Just like the STR sales charge for upfront fees, early and late arrivals and departure fees, clean up fees, etc. They should pay for recycling fees, extra trash fees, usage fees.

Please solve the garbage removal issue for home owners! A basic service that the hoa should make easy.

650 lots and 160 homes, many owners bought as an investment or having a vacation home. These would not be primary residences. Therefore a majority of lot owners might feel it advantageous to build with the possibility of rental to help defray costs.

The only issue we have with rental is that some renters are disrespectful. I feel there should be some sort of repercussion for the disrespectful behavior. Such as fines to repair damages done to any community property or disrupting our peaceful environment. I would support some sort of retribution to the renters who destroy common lms property or disrespect our quiet community

The previous question needs another option to be fair. NO, I don't support any short term rentals.

Please quit spending our dues on legal for this nonsense! Find a compromise and move forward with improvements in the community. You're killing our property values and any desire to live in this community.

I am one that believes in majority rules... so will accept a majority vote/result on any of the issues listed above to get this matter settled. Hard to imagine why this is so hard and drawn out and EXPENSIVE!

My husband and I purchased our retirement home in 2001, with the understanding that rentals were allowed. It was the only way to afford this. He died in 2003 and without rentals, I could not keep this home for my family. It is essential for me.

We will never purchase another property in a community with an HOA after this experience. We've yet to see a single positive contribution to the community by having this association. My recommendation would be that we eliminate the HOA completely.

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Just remember that STRs do NOT add to traffic or congestion at the boat docks. If someone is renting that means the owner is not there and the renter is there in place of the owner - not in addition to the owner. So there'd be no added traffic.

I would propose allowing rentals for a minimum of seven days at a time, but not capping the percentage of rentals or limiting the number of days per year.

I don't see how we can monitor the number of days a home is rented, but we can limit the number of homes. This is really the only way to keep it under control while not making it a full time job of monitoring by those that live here all year.

We would support a minimum 3-4 nights per rental.

I can't state how strongly I opposed capping the number of short-term rentals. It's unfair to owners planning a future home and puts the emphasis on the current home ownership. I do support the "Pro-Rental Proposal" with some minor adjustment.

Short Tern rentals were permitted when we purchased our Lot and should continue to be allowed - The renters should have to comply with the same terms of usage as actual owners for the docks and amenities.

If there is no other way to come to an agreement other than limiting the number of homes in LMS to rent, then I would support the highest percentage possible. I responded that I thought STR should be allowed with restrictions but most are too strict.

Owners should be able to rent their homes when not in use, although we do need to be careful with those who would buy or currently own a property solely as a business and not personal use.

We feel the community should vote on the STR issue. We own and don't rent but we are not against those who choose to rent. We feel the community should make money on the renters with an extra fee to cover any potential damages that may occur.

Please don't turn LMS into a tacky tourist destination.

I do not want to see a covenant change. Leave it alone. I have no issues with people Renting their homes. As long as they are responsible. I would like to see the board replaced.

Chancellor Asbury ruled that STRs ARE ALLOWED in LMS, and did so without adding any conditions, provisions or restrictions. It's time to END the irresponsible legal shenanigans and expenditures of OWNER MONEY by the board.

Rental guidelines and rules for owners and renters should be followed by both. Large business/companies should not be allowed to come in and buy up the land to profit. The maximum cap rentals should be individual, 3-5 rentals should be the max

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Follow the covenants as written and stop trying to impose restrictions. We are selling our lot at the first opportunity, which will likely be a long time given all this drama.

I purchased the lot to build my retirement home, not deal with weekend parties and all the headaches that come with those not invested into the community.

We purchased BECAUSE rentals were not allowed. We have been here 23 years and saw a big difference when rentals started as well as when they were halted last year. The lake was quieter. We may still have our trash removal if we didn't have renters

Whatever path taken, must be by a vote of membership to amend covenants, not a change in bylaws made by 5 board members. Two of which are unelected.

The only guidelines I'd like to see — if allowed by law — are those that involve vetting the renters and guidelines for stays. Background checks, minimum age limits, strict adherence to capacity restrictions, quiet hours. A LMS-wide set of policies.

Restrictions should limit the number of boat slips available to short term rentals and the available slips should be the furthest out. Something like 5 slips per dock area total 10. Reserved by LMS owner renting.

Renters cannot use boat slips. Payment for rentals for maintenance is made to homeowners association.

The very reason we purchased our lot on the the mountain was the ability to actually rent a home and experience the mountain for ourselves. Restrictions on short term rentals is a restriction on individual liberties on which our country was founded.

Suggestion: Grandfather approval of STR for those who are already renting their homes, with days per year limitations and guidelines for renters. No new STRs allowed. Upon sale of STR home, grandfather expires and homes revert to no STR.

Allow a few and see how that goes and if it is a positive or neutral experience then add some more over time....it doesn't have to be all or nothing from the start.

I bought land in LMS with the plan to rent it out to friends only. I am unable to be in my home there more than 50 days/year right now. I believe that renters should sign an agreement stating that they will follow all LMS rules for common areas.

No short term rental

Before this started, the majority voted to allow STR. The board spent \$150k+ against that majority. Then promised to uphold the judges ruling. Now claim a mistake warrants appeal or agreement. Will this board again act against this survey's majority?

I personally don't really care about rentals either way. We are getting close to finally building on our lot and do not plan on ever renting our property. What I do care about is the conduct of the people that rent short term.

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As a new property owner I sincerely hope an agreement is reached soon. This disagreement is very toxic towards the further development of a very beautiful community. Are we in-line with other similar communities in the area?

Without sensible limits, LMS is in danger of becoming another tourist destination and not a community. This is where we will build our dream home and where we want to feel at home. We are not just building a house.

Let's be frank. The Only reason this is an issue, is because folks who wish to Not be a resident in a "residential" community want the ability to offset expenses and to provide "self income" and to operate "as a Business" openly and aggressive. Period.

Do not allow 4 wheelers to be brought with them.

We need adequate safeguards and restrictions that protect other owners and Lone Mountain Shores HOA in total. In general we are not against short term rentals In fact we see value for the owners. There are times when people may want to have their friends or family involved for a weekend or holiday and need more space than their home can accommodate. Rentals fill this need. That being said we also believe there should be safeguards for all owners so that the rentals do not negatively impact them.

Limits on the number of days an owner can rent- If in fact the purpose of renting is to help an owner afford a home in LMS than I would assume that they would be planning to spend some time themselves so a limit would not be an issue (We also don't want to see rental home to be simply Rental investment property). Some limit on the number of homes in the community that can offer rentals I don't want to see LMS be a majority Rental community). The concern that this would limit future owners from considering or having the ability to rent is small. I believe that currently only about 12% of the entire community rent their homes so a limit of 25-30% would seem fair. We believe there should be some incentive in the way of a security deposit with the HOA to encourage those who rent to screen potential renters and police their properties so that as best as possible we avoid rental situations that get out of control. Rentals should not have negative impact on other owners or the LMS community in general. We need to be legally protected so that an unfortunate situation from a rental destroys what we all have worked to develop. Control the number of people staying at a rental so that the number aligned with the number of bed rooms and cars at the house. To be blunt we don't want 30 people and 10 cars and 4 boats staying at a 4 bedroom house? Look to other successful community that have rentals for effective rules and guidelines.