

Occupancy Rule

Red Pine Chalets

Over the past few years there have been problems with overcrowding of units. In some instances, there have been as many as 12 individuals living in a unit. This overcrowding each and every time occurred when a Unit Owner rented the unit to seasonal workers. In some cases, the Owners were not aware of the overcrowding and in other cases the Owners turned a 'blind eye' to the situation. In some cases, the occupants illegally sublet the unit to bring in additional tenants.

Overcrowding puts an enormous strain on the HOA facilities and budget, tends to promote noisy late-night parties, creates health and safety issues within the unit, and in general disrupts the neighboring units.

Pursuant to the CC&R's the Board has the authority to enact rules, regulations, and procedures to ensure the Red Pine Chalets are maintained and used in a manner set forth in the CC&R's.

The Board met in April and has set forth an occupancy rule which applies to all Chalet Units with respect to long term rentals to non-related individuals. To clarify, the term related individuals refers to parent(s) and immediate children i.e. a family unit. Long-term rental refers to the occupancy of 30 days or more whether continuous or not. Thus, a Unit rented to individuals for the season as in the case of seasonal workers will be subject to this rule.

Occupancy Rule for Long Term Rentals Red Pine Chalets

This rule is effective as of 8/1/2018

Lower 1-bedroom units shall have no more than 2 occupants

Upper 1-bedroom + loft units shall have no more than 4 occupants

A Unit Owner or a Management Company representing a Unit Owner shall furnish in all instances of a long-term rental, a copy of the lease showing the number of occupants residing in the Unit and the lease term

The copy of the lease must be given to the Property Manager

Occupants exceeding the number of allowed occupants will be removed from the unit

Any violation of the occupancy rule is subject to a \$100 fine per day until rectified and will be assessed against a Unit Owner

Any questions should be directed to Alan Johnson at Ptarmigan Properties.

Keep in mind that all present parking regulations are applicable to long term rentals and currently no unit may have more than 2 vehicles.

Red Pine Chalet Board