

Amendment to Rule 66.7

1. Short-Term Rental or use of property owner's dwelling (e.g. Airbnb, VRBO, private rental, etc.)

- 1.1. Short-term rental is considered any rental or lease agreement less than 30 days in duration.
 - 1.1.1. All properties registered with LSPOA to conduct business as a short-term rental prior to August 1, 2024, will be considered grandfathered.
 - 1.1.2. Grandfathered properties are exempt from the annual Guest Amenities fee until no Renters/Tenants have been registered with the office at least every 9 months or until the property is sold.
 - 1.1.3. Grandfathered properties must still comply with all requirements in the Deed Restrictions, Bylaws and Rules for Lake Seneca.
- 1.2. The property owner must be a year-round resident of Lake Seneca, Montpelier, OH and be a member of the LSPOA in good standing or must hire a year-round resident of Lake Seneca to manage the Short-Term Rental property on the property owner's behalf to address any concerns Members may have with the Renters/Tenants. The property manager's contact information must be provided to the LSPOA office.
- 1.3. Property owners must register their dwelling(s) for use as a Short-Term Rental with the LSPOA office before proceeding with any rental or leasing activity. Failure to do so will result in a penalty (See 1.7.1 below)
- 1.4. As per Bylaw Article 3.1 and Rule 66.7, property owners must register their Renters/Tenants with the LSPOA office and provide Guest Passes if LSPOA amenities are to be used. Renters/Tenants must be prepared to show their Guest Pass when requested to do so by any LSPOA member.
- 1.5. The property owner is responsible for ensuring Renters/Tenants are aware of Lake Seneca Rules & Regulations. If watercrafts are included in the rental/ lease agreement, property owner must ensure renters/ tenants have current, valid ODNR certification identification (if under age 42).
- 1.6. To prevent the transfer of invasive species which could disrupt Lake Seneca's ecosystem, Renters/Tenants are **not permitted** to bring their own watercrafts into the lake.
- 1.7. The property owner **must not** disclose the code for the boat launch.
- 1.8. Property owners must pay a \$5,000 Guest Amenities fee annually per Short-Term Rental, payable before March 30th each year or within 30 days of registering their rental/ lease property with the LSPOA office.
 - 1.8.1. Property owners who fail to register their rental/lease property with the LSPOA office will be subject to a fine of twice the annual Guest Amenities fee (\$10,000).