

Booth Creek Townhomes Rules & Regulations

Addendum Regarding Rentals at BCTH

Date Effective: November 1, 2022

This addendum reflects the rental management changes as proposed by the BCTH Rental Committee, reviewed with BCTH Owners at the Rental Town Hall June 18, 2022, and approved by the Board of Directors (BOD) July 8, 2022.

The full report of Rental Committee Recommendations was distributed to all Owners June 11, 2022, and again at the Town Hall meeting, with opportunities for owners to share their comments. The comprehensive report and summary of meetings is listed on the BCTH Website: boothcreektownhouses.com. The consensus was to initiate a Trial of the approved changes for the 2022 – 2023 ski season starting Nov. 1, 2022 and ending October 31, 2023.

Definitions :

Short-term Rental (STR): Any rental less than thirty (30) days

Long-term Rental (LTR): Any rental thirty (30) or more consecutive days

Rules and Regulations (R&R)

Booth Creek Townhouse Association (BCTH)

BCTH Management Company: Slifer Management

Section 10. Tenants of BCTH Townhouses - Applies to both STR and LTR, unless specified

1. It shall be the responsibility of the unit owner of a townhouse to supply the BCTH management company, within 48 hours of renting a townhouse and not less than 48 hours before the tenant will occupy the townhouse, the following information
 - a. Rental dates (LTR greater than 4 months must supply management company with the lease)
 - b. Name, contact information/phone/email of primary tenant
 - c. Name and contact data for local management representative/local rental agent
 - If agent is contacted for a STR R&R concern they must respond within one (1) hour between 7am and 7pm or within thirty (30) minutes between 7pm and 7am (Applies to STR only)
 - d. Vehicle license plate number
 - e. Number and age of all tenants
2. The unit owner shall be responsible for providing tenants with a copy of the R&R prior to signing a rental contract and must post the condensed R&R in the unit

3. Owners commit to be engaged and connected with the rental process, including compliance with the BCTH Foundational Rental Requirements
4. Owners desiring to rent are required to apply annually to the BCTH BOD for the right to do so
 - a. Objective application form will be used
 - b. Reoccurring annual rentals may have this requirement waived by the BOD
5. Renters are not allowed pets
6. Owners doing rentals are required to name BCTH as an additional insured on the townhouse owners insurance policy
7. Following rules are specific for Short-term Rentals (STR)
 - a. Pay a \$1200 annual fee to defray BCTH management costs
 - b. Rent for a period of not less than six (6) consecutive nights
 - c. Rent to tenants aged twenty-five (25) and over
 - Children in the presence of adults at least twenty-five (25) years are allowed
 - d. Rent to six [6] or fewer tenants at a time.
 - e. Limited to the one assigned parking space for that unit.
8. Owners doing STR must comply with all of the Town of Vail STR licensing, rules and regulations

Section 17 Enforcement – Applies to all Owners

The BOD and Management Company shall be responsible for enforcing the BCTH rules and regulations and have the authority to levy fines.

1. Fines: after notice, documentation, and discussion with owner. Violations of any of the R&R and fines are cumulative over the course of two [2] years.
 - a. First offense – written warning
 - b. Second offense - \$250.00 fine
 - c. Third offense - \$500.00 fine
 - d. Fourth offense – STR rights will be suspended for 2 years at the time of the fourth offense.
 - e. Fourth and Subsequent offenses for owners- Fines will be applied and continue to increase at the discretion of the BOD but not less than \$500.

The BCTH owner is responsible for fines attributed to STR, LTR tenants and/or guests.