

THE MEADOWS OF SEVEN POINTS

RULES & REGULATIONS

Subject	Effective Date	Approved by	Amended Date
Short Term Rentals	August 27, 2017	Meadows of Seven Points Homeowners' Association Board of Directors	Nov 6, 2023

Purpose and Scope

To establish a uniform guideline related to the enforcement of our Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs). This document shall pertain to all current and future residents of the Meadows of Seven Points.

Authority

Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&Rs)

- Article VIII – LEASING

Meadows of Seven Points Homeowners Association

Website: MOSPHOA.com

General Information

Homes in MOSP are restricted from use as a Short-Term Rental whether owner occupied or not. Any rental period of less than 365 days is considered "Short Term Rental". This includes but not limited to home rentals services such as AirBnb, HomeAway, VRBO and similar.

Homes rented for period of 365 days or longer shall be considered leases and remain the responsibility of the homeowner of record to maintain and verify that occupants are following all Rules & Regulations as well as the CCRs.

Penalties for Continued Infractions

Any homeowner failing to abide by these rules, the MOSP HOA shall take the following actions:

1. Homeowners will be notified by US Mail and email of the violation with seven (7) days from notification to discontinue use of home as a Short-Term Rental.
2. Continued use of the home as a Short-Term Rental after initial notification and 7 day grace period results in a \$200.00 for each day home is in violation commencing with day 7.
3. Should the fine balance reach \$5000, the MOSP HOA will proceed to issue a lien on the property.

Revision History: Effective August 2017

Revision December 2022 – to reflect the Amended & Restated CCRs

Revision November 2023 – to reflect these revisions & update website info