

# FAIRWAY NINE I CONDOMINIUM ASSOCIATION

## GENERAL RULES PERTAINING TO SHORT-TERM RENTAL ACTIVITY

APPROVED BY  
BOARD OF DIRECTORS  
12/14/2019

**Recitals:** The Fairway Nine I Condominium Association has witnessed a sharp increase in short-term rental (*less than 30 days*) activity due to technology advances which provide property owners a convenient cost-effective means for entering the short-term rental marketplace. The Fairway Nine Board of Directors, in accordance with Section 8.5 Rules and Regulations of the Declaration, have established the following short-term condominium rental rules to regulate the activity so as to be in harmony with property owners peaceful use and enjoyment rights as mandated by the governing documents. It is the intent of the Board of Directors that these short-term rental regulations are standard and equitable for all Association members involved in short term rental activities.

**Be it resolved**, the following rules and regulation shall govern all short-term rental activities and are in addition to, or a supplement of, the rules and regulations of the Fairway Nine I Condominium Association.

1. All owners engaging in the practice of short term rentals must be duly registered with the State of Idaho and the City of Sun Valley and having obtained a LOT permit prior to renting their condominium for any duration less than 30 days.
2. The maximum number of rental guests in a condominium shall be limited to six (6). Condominium owners may exceed the 6-person limitation while they occupy the condominium with family and friends.
3. No more than two (2) vehicles per condominium is permitted within the Fairway Nine I Associations designated parking areas.
4. Pets are not permitted for rentals less than 30 days. Service animals shall be limited to one (1) properly documented animal. The Association may require upon request proof of official service animal documentation or licensing. If the service animal owner fails to abide by all pet restrictions as outlined in the pet policies of the Fairway Nine I Association, the condominium owner shall be immediately assessed a violation fee for non-compliance. The condominium owner is responsible for providing a complete copy of the Fairway Nine I Condominium Association Rules and Regulations to all guests.
5. In accordance with the Fairway Nine I Declarations, Section 10.10 Nuisances, no noise or other nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or its occupants. In addition to the Declarations, noise associated with music, party gatherings, etc. shall be kept to a minimum after 10:00 p.m. so as not to become a nuisance to neighboring property owners and residents. Clothes washer and dryers, interior air conditioners, dishwashers, televisions, etc. producing noise levels above 60 decibels should not be used after 10:00 p.m. as a courtesy to adjacent property owners. Fairway Nine I condominium owners will be encouraged to contact police for all noise complaints. Please encourage all guests to be courteous and respectful of the Fairway Nine I Condominium owners desire for peace and quiet when arriving at condominium after 10:00 p.m.
6. Owners who engage in the practice of short-term rental of their Fairway Nine I condominiums shall provide the Fairway Nine I Association management with local area representative names and contact information for 24-hour emergency and complaint response. The condominium owner shall also provide the Fairway Nine I Association management with their personal local contact information for 24-hour emergency and complaint response. If local contact is not immediately available, they must respond to messages within 60 minutes or the owner of the unit will be considered in violation of these rules. The rental agent contact information shall be released to all neighboring condominium owners upon request. Condominium owner contact information will be released to neighboring condominium owners upon approval from the condominium owner.
7. All other rules and regulations of the Fairway Nine I Association are in full force and effect. Enforcement of the Fairway Nine I Association Rules and Regulations, except as stated herein above, shall be in accordance with the enforcement policies of the Rules and Regulations. A complete copy of the Fairway Nine Rules and Regulation are available online at [www.FairwayNineAssociation.com](http://www.FairwayNineAssociation.com). Owners renting their units are encouraged to post a copy of the rules within the condominium unit.