

River Walk Subdivision HOA

Letter of Clarification

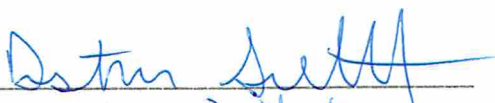
Regarding Long Term and Short Term Rentals

12/4/2020

This letter is to clarify that the CC&R's and the Board of Directors of the Association does allow both long term (yearly, month-to-month, etc.) and short term rentals (AirB&B, VRBO with daily or weekly terms) within River Walk Subdivision HOA. Rentals shall be governed by the same rules as owner-occupied properties and shall comply with local laws and regulations governing them. Currently, such regulations include City of Grand Junction ordinances but check to see if others are added over time. Throughout any tenants stay, for both long term and short term rentals, the tenants shall be regarded as permanent residents, not as guests.

This Board recommends that each tenant be provided a short list itemizing any HOA policies that they need to be aware of during their stay. In particular, please ensure that tenant parking remains on private property in approved spaces, not in "Guest Parking", and that common areas and neighboring private properties are respected.

Please provide any relevant contact information (Names, phone number, e-mail) to the Board regarding the property manager and/or alternative contact people in the event of an emergency or urgent matter. If a tenant will be staying longer than 3 weeks at a time, please provide that tenants contact information to the Board and provide to them the full CC&Rs.


Dustin Gehrett President


Brint Gehrett Vice President


Kim Kerk Secretary