

SHORT TERM RENTAL REGULATIONS FOR DUCK CREEK OWNERS ASSOCIATION

ARTICLE I: SHORT TERM RENTAL REGISTRATION AND REQUIREMENTS

Section 1. Registration Requirements

1.1 All property owners ("Owners") intending to use their property for short term rental purposes within the Duck Creek Owners Association ("DCROA") must register with the DCROA Board and provide the following documentation:

- a. Ownership information including legal structure (LLC, Partnership, or Individual) and a complete list of all owners;
- b. Property usage classification (Primary residence, Second home, Vacation rental, or Long term rental);
- c. Valid Kane County Business License;
- d. Utah State Sales Tax ID;

1.2 Owners must designate a responsible party who shall be available 24 hours per day during all rental periods. If the property has multiple owners, one owner must be appointed as the designated representative to the DCROA. Any change in the designated representative must be communicated to the DCROA immediately in writing.

Section 2. Contact Information Requirements

2.1 Owners must provide the following contact information:

- a. Name, address, email address, and current cell phone number of the Owner or designated representative;
- b. If applicable, the name, address, email address, and direct phone number of any property management company engaged to manage the short term rental; and
- c. Emergency contact information that will be shared with adjacent property owners to address any disturbances or problems that may arise.

Section 3. Property and Safety Requirements

3.1 Outdoor fire pits must be approved by the Kane County Fire Department, and a copy of the permit must be on file with the DCROA. Owners acknowledge that during certain fire conditions, outdoor fires may be prohibited regardless of permit status.

3.2 Property boundaries must be clearly marked to ensure renters understand property limits.

3.3 Owners must maintain liability insurance coverage for the property during all rental periods.

Section 4. Operational Requirements and Restrictions

4.1 Occupancy Limit: The maximum number of overnight guests is limited to ten (10) persons per property, unless the Owner provides documentation of a grandfathered higher occupancy limit approved by Kane County.

4.2 Parking: All vehicles (including off-road vehicles) and trailers must be parked on the Owner's property. No parking is permitted on any public road in Color Country as per Kane County law.

4.3 Noise Restrictions: No loud noises or music are permitted before 9:00 a.m. or after 10:00 p.m. Owners are responsible for ensuring renters maintain reasonable noise levels at all times.

4.4 Property Boundaries: All guests and pets must remain within the boundaries of the rental property. Pets must be leashed and accompanied by their owner when outside the property boundaries in accordance with Kane County laws.

4.5 Firearms: Discharge of firearms is prohibited on any property within the DCROA.

4.6 Gatherings: Renter parties exceeding ten (10) people are prohibited without prior written approval from the DCROA Board.

4.7 Trailers: Trailers may not be used to host a short term rental tenant.

ARTICLE II: ENFORCEMENT AND PENALTIES

Section 1. Owner Responsibility

1.1 Owners are responsible for communicating all DCROA rules and regulations to their renters and ensuring compliance.

1.2 Owners are responsible for promptly addressing and resolving any issues that arise between their renters and neighboring properties.

Section 2. Three-Strike Rule

2.1 The DCROA will enforce a three-strike rule for repeated violations of the same type:

- a. First Violation: Verbal warning from the DCROA;
- b. Second Violation: Written warning from the DCROA;
- c. Third Violation: The DCROA will pursue legal action and or fines, if a problem persists.

Section 3. Penalties

3.1 Failure to comply with these regulations may result in:

- a. Monetary fines as determined by the DCROA Board;
- b. Suspension or revocation of short term rental privileges within the DCROA; and/or
- c. Legal action to enforce compliance.

3.2 All enforcement actions shall be in accordance with Utah law and the DCROA governing documents.