

DEER ISLAND ASSOCIATION, INC.
SHORT TERM RENTAL REGULATION

1. Authorization: Deer Island Association (hereinafter the "Association") is a body politic located in Morris, Connecticut. Section 5 of its Charter provides that the Association shall have power to make Rules & Regulations for the purpose of promoting the health, safety, and general welfare of the property owners within its limits and to prescribe fines and penalties for violations thereof.

2. Regulation of short-term rentals: SHORT TERM RENTALS ARE LIMITED

A short-term rental is defined as a rental that is 30-days or less in length. There shall be only one short-term rental of any length in any one-month period. All short-term rentals shall be evidenced by a written rental agreement (lease) between the property owner or owners and the tenant or tenants and by a tenant information form. A copy of the tenant information form shall be provided for approval to the Deer Island Association's office (PO Box 103, Morris, Ct 06763) or email (board@deerislandassociation.org) at least seven (7) days prior to the start of the rental. The Association shall have three days from the receipt of the tenant information form to approve such rental. It shall thereupon notify the property owner whether such lease is approved. Absent notice of disapproval of the proposed rental prior to its effective date, the rental shall be approved. The tenant information form is not required to provide the rental amount.

The lease shall include the following statement:

"COMMON INTEREST COMMUNITY: The leased property is located in a common interest community, Deer Island. There are various Rules & Regulations that both owners and tenants must follow. These can be found at www.deerislandassociation.org. Tenant acknowledges receipt of a copy of all Rules & Regulations of the Association prior to the execution of this lease. Tenant agrees to follow and be bound by all of the Rules & Regulations and By-Laws of the Association during the term of tenant's lease. Tenant recognizes that failure to follow such terms and conditions shall be deemed a breach of lease allowing landlord to terminate the lease and/or permitting the Association to bring an action against the tenant and/or the owner for violation of Association Rules & Regulations or By-Laws." A copy of this statement shall accompany the tenant information form and be initiated by the tenants.

Any violation of the terms of this regulation may result in a fine of \$50 per day for each offense. A \$50/day fine will also be issued for renting more than once in any 1-month period. Each day the violation continues shall be deemed a separate offense. In addition, inasmuch as a fine may be insufficient to protect the public health, safety and general welfare of the property owners within the Association, the Chairman of the Association, upon authorization by its Board of Directors, may institute a suit in a court of competent jurisdiction for an injunction to enjoin the continued violation of this regulation or the terms and conditions contained herein.

The tenant information form shall include, at a minimum, the property owners name, address and contact information including cell phone, email and mailing address. The form shall also include the names, addresses, emails, phone numbers, car makes, models, color and license plate numbers of all proposed tenants and the date the rental is to commence and to end. The Board of Directors are authorized to amend this tenant information form at any time is deemed necessary by the board to do so.

A processing fee of \$10 will be charged to the property owner to cover any costs of review of the tenant information form by the Association.

The Association may lien the property owner's property for any fine at \$50 per day for each day that the violation continues that the Board of Directors imposes by filing a notice of lien on property in the office of the Morris Town Clerk.

The effective date of this regulation shall be January 1, 2022.