



## Deer Mountain Village

### Rental Policy

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Our rental policy exists to do two things: **protect property values** and **deliver a safe, luxury experience** for everyone at Deer Mountain Village. These policies are consistent with our recorded CC&Rs, as amended through the Third Amendment (October 2025), and modeled after other luxury private communities.

**Where We Stand.** 61 of 187 lots sold. No buyer, to our knowledge, has purchased primarily to rent. Most owners don't plan to rent at all—some like the option of renting occasionally to cover taxes, insurance, and HOA dues, but owner enjoyment is the priority.

**Rentals Are Permitted.** Every owner has the right to rent their home. All rentals must use the Association's Approved Rental Form—a standardized agreement prepared by HOA counsel that includes the insurance and liability provisions our carrier requires.

**Platforms & Marketing.** Owners may list on Airbnb, Vrbo, or any other platform. Every guest must execute the Approved Rental Form, the listing must disclose its terms, and the owner is responsible for platform compliance. We also expect many owners will rent directly to friends, family, and other lot owners—their “sphere of influence”—without paying platform fees. A private owner-only website will be available for posting rental opportunities within the community.

**48-Hour Notice.** At least 48 hours before any reservation begins, the owner must email the Association a signed copy of the Approved Rental Form along with occupant identification, emergency contacts, and vehicle information. This allows our rental manager to welcome guests and set expectations for a positive stay.

**Amenity Passes.** Each lot receives up to six amenity passes. Guests may use the amenities when the owner is on-site or, for renters occupying the home, when the owner has provided prior notice and introduction to the Association. The Board may establish fees for day-use or access beyond the six allocated passes.

**Owner Responsibility.** Owners are responsible for their renters' conduct and any damages. Owners who rent must carry rental liability insurance and provide proof of coverage to the rental manager. Owners must also comply with any applicable lodging taxes, permits, and registrations.

**Property Management.** The HOA does not manage individual homes—cleaning, maintenance, and turnover are the owner's responsibility. Our rental manager will provide a list of recommended local firms that specialize in vacation rental management. Owners using outside managers are responsible for ensuring those managers understand and follow the CC&Rs.

**Governance.** All community amenities are owned and managed by the HOA on behalf of the 187 lot owners. The Developer retains control until 90% of lots (168 of 187) are sold, at which point a board of lot owners takes over. The Board has authority to adopt and amend rules governing rentals—noise, parking, occupancy, amenity use—as the community grows.

**Looking Ahead.** We built Deer Mountain Village as a sanctuary for families—a place people want to own, return to, and create memories for generations. The rental program is here to give owners flexibility, not to turn the community into a revolving door. As the community matures and the HOA transitions to owner control, we expect these policies to evolve, but the north star will always be the same: protect what we're building and make sure every person who comes through the gate has an experience worth coming back for.

