

Rental Rules – Kendall Yards Homeowners Association

In order to clarify the rights of Owners to rent their Lots pursuant to Section 4.1.1 of the Declaration of Covenants, Conditions and Restrictions for Kendall Yards Homeowners Association (“Declaration”), the Board of Directors (“Board”) of Kendall Yards Homeowners Association (“Association”) adopts the following definitions, rules and regulations (“Rules”):

- A. Definitions: Except as otherwise provided in these Rules, capitalized words used herein will have the definitions assigned to them in the Declaration.
 - a. “Long-Term Rental” means the rental of a single family residence for a period greater than 90 days.
 - b. “Short-Term Rental” means the rental of a single family residence for a period greater than 30 days but less than 90 days.
 - c. “Daily Rental” means the rental of a single family residence for a period less than 30 days.
- B. Long-Term and Short-Term Rentals. Pursuant to Section 4.1.1 of the Declaration, Owners are not restricted from renting their single family residences for a Long-Term Rental or a Short-Term Rental.
- C. Daily Rentals. Daily Rentals are deemed a non-residential use, subject to the approval of the Board and the Design Review Committee (“Committee”).
 - a. Any Owner that desires to offer their Lot to the public for Daily Rentals must submit an annual application to the Committee. Such application will be developed by the Committee, subject to the approval of the Board. Applications must include contact information at which the Owner can be reached at any time (24/7).
 - b. There may be no more than 10 Lots within the Association boundaries that may be offered as Daily Rentals in any one-year period. The Committee may grant or deny applications in its discretion, including making decisions based on location and density of the Lots being offered for Daily Rentals. Priority for Daily Rentals will be given to Owners who have previously been approved, and who have had no validated neighborhood complaints.
 - c. Applications will be accepted annually from January 1 until January 15; provided, if fewer than 10 applications are submitted and approved by January 15, the Committee, in its discretion may take applications after January 15; provided further, the Committee may deny applications even if fewer than 10 Lots are being offered for Daily Rentals.
 - d. All covenants and restrictions of the Declaration apply to Owners and all persons using their Lots, including but not limited to the parking restrictions set forth in the Declaration. It is the responsibility of any Owner who offers their Lot for Daily Rentals to monitor the behavior of the people who are renting their Lot.