

## WILDHORSE AT PROSPECT ASSOCIATION, INC.

December, 2017

Season greetings from the Wildhorse Executive Board! We are hopeful that a meaningful snowfall is just around the corner for all our owners who will be visiting over the New Year holidays.

As a reminder, the rules and regulations for property rentals in Wildhorse go into effect for all leases beginning January 1, 2018. While we refer you to the full set of rules and regulations that may be accessed from our website for any questions you have regarding rentals in Wildhorse, here are a few highlights:

- No rentals of less than 6 months permitted after close of ski season in 2019
- All rentals (short and long-term) must comply with the Wildhorse rules and regulations
- All leases must incorporate the Association Documents by reference or attachment
- A copy of each lease must be provided to the HOA before commencement date
- Owners who rent their properties are responsible for the actions of their tenants
- Violations of the rules or regulations carry fines for which the owner is responsible
- Specifically for short term rentals:
  1. there is a limit on the maximum number of occupants and vehicles
  2. there must be a local contact person whose information is available to the HOA
  3. the rental rules and regulations must be prominently displayed on-site
  4. obnoxious smells and noises are prohibited
  5. trash and recycling must be properly disposed off
  6. no pets of short term renters are permitted to be off-leash.

It is the hope of the Board that the rental rules and regulations which were adopted by the Board following extensive discussions with our Wildhorse owners will be easily understood and implemented. We have asked Toad Property Management to oversee enforcement of these rules and regulations. If you become aware of any rule violation, please contact Toad Property Management at 970-349-2773. If you have any questions regarding the implementation or application of the rules and regulations, please contact any member of your Executive Board.

We wish you the merriest of holidays and look forward to seeing you at Wildhorse if your plans permit.

Wildhorse At Prospect Association, Inc.  
Executive Board