

Statement on Short-Term Rentals:

Every lot in Hidden Hamlet is subject to deed restrictions that require the property to be used only for single-family residential purposes, and prohibit commercial or business activity. These deed restrictions were in place from the founding of Hidden Hamlet in 1963, formed part of our decisions to invest in Hidden Hamlet, and serve to protect the value of our property.

Recognizing that some owners may desire to rent out their chalets from time to time, the Board of Directors years ago adopted a policy that weekend or short-term rentals are permissible if they do not exceed the time spent in occupancy by the owner during the same calendar year. Short-term rentals that exceed the owner's occupancy are deemed commercial activity in violation of the deed restrictions. Likewise, any chalet held or advertised exclusively for short-term rental is a violation. (Rentals in excess of two months are considered residential use and are not considered short-term rentals.)

In the discretion of the Board, owners that violate the deed restrictions may be declared not in good standing, and may be subject to cutoff of trash removal, snow plowing, and water service. If legal action is necessary to enforce the deed restrictions, the violator will be responsible to reimburse the Association for its costs and legal fees.

It has come to the Board's attention that certain owners in Hidden Hamlet are advertising their chalets for short-term rental through real estate agencies or web sites. This suggests that the owners may be in violation of the restrictions. To help us to police compliance and protect our property values, all owners that offer their chalets for short-term rental should:

1. Provide the Board, in writing, the address of the chalet; the address, telephone number(s) and email address of at least one contact that will be available in case of emergency or complaint regarding the chalet during any period of short-term rental.
2. Provide each short-term renter a list of guidelines, including that:
 - Renters must respect the peace and privacy of neighbors. Refrain from playing music or loud talking outside after 11:00 p.m.
 - Occupancy must not exceed the number of sleeping accommodations.
 - Snowmobiles may be used only on roads to access designated trails and only between the hours of 8:00 a.m. and 11:00 p.m., at a maximum speed of 25 miles per hour.
 - Pets must be supervised when outdoors and leashed when off the premises.
 - Trash pickup is Monday. Trash must be placed in plastic bags and sealed in a proper garbage can with a lid, secured against intrusion by animals.

The owner will be responsible to enforce compliance with these guidelines by the short-term renters.

29051941.1\088888-00162