

APPENDIX IV

SHORT TERM RENTERS RULES

The following rules, together with such additional rules and regulations as may hereafter be adopted by the Management Committee, and approved by a majority of owners at the annual meeting of the Owners, shall govern the use of the units used by owners for Vacation Rentals/Overnight Rentals/Short Term Rentals which is defined as: Use of a home or portion of a home for 1-30 days in exchange for a fee.

A copy of the current “listing” or other acceptable document describing the rental must be on file with the HOA management company, or with a member of the Edelweiss HOA Management Committee.

Penalties for violation of these rules as specified in Appendix III will apply.

For units being rented for more than 30 days see Appendix II rules.

Owners Rules

1. Homes used at any time as a Short-Term Rental must have an inspection and Tourist Residency Permit issued by the City of Gatlinburg. The permit sticker issued by the City must be displayed so that it is visible from outside of the front door.
2. Owners must have the legal name of guests per Gatlinburg City Code: Chapter 6 9-601 (in the event of an emergency or police inquiry, we are required to know who is residing on the property). This may be accomplished through a booking agency, a property management company, a web- based booking system such as Airbnb, VRBO, Home Away, or other approved method.
3. Owners must provide a 24-hour emergency contact name and phone number to the HOA management company, to a member of the Edelweiss HOA Management Committee, or designee to immediately address any guest problems or violations. **Owners will be held responsible for the conduct of their renters/guests.**
4. Each short-term rental may be listed for a maximum of 6 guests.
5. Owners must notify guests in the listing that 1 parking space is provided and there is no guarantee of available parking on site for more than 1 car.
6. These rules must be acknowledged in writing by the owner/s of the unit being rented; a copy of this acknowledgement will be kept on file at the HOA

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Management Group office. A copy of this acknowledgment must be available upon request for any member of the Edelweiss HOA Management Committee.

Guest Rules

These rules must be clearly indicated on the listing. These rules must be acknowledged in writing by all renters. Owners must be able to produce a copy of renter's acknowledgement upon request.

1. Quiet hours are from 12 midnight to 8 am. Guests/Renters must use extreme care at all times to minimize noise, including the use of televisions, radios, musical instruments, etc. so as not to disturb other residents.
2. Guests are not permitted to bring any pets.
3. No Smoking is permitted outside of any home including balconies or anywhere within 25 feet of any Edelweiss structures. It is recommended that owners place "No Smoking" signs on open balconies and entry areas of their condos.
4. One vehicle may be parked in the spot reserved for your unit number only. Vehicles parked in spaces marked "RESERVED" for other owners is strictly prohibited and are subject to being towed.