



May 8, 2023

Re: Short Term Rentals

Dear Homeowner:

It has come to our attention that some homeowners within The Idaho Club are renting their dwellings for a period shorter than seven (7) days. As an Owner of a Lot within The Idaho Club, you are subject to the Declaration of Covenants, Conditions, Restrictions and Easements for The Idaho Club CCRs. Paragraph 5.3 of the CCRs provides as follows:

5.3 Rentals. Notwithstanding anything contained herein which may be construed to the contrary, any Owner may rent or lease a Dwelling, subject to reasonable rules and regulations which may be imposed by the Board, and subject to the following: (1) the Cabins, the Lodge Home (adjacent to the Clubhouse), and the Presidents Homes (constructed or approved for construction as of the date of this Declaration) may be rented on a daily basis; and (2) any other Dwelling may [be] rented for periods not less than seven (7) days at a time.

The board interprets the above requirement as meaning that rentals of dwellings included in part (2) of paragraph 5.3 must be covered by rental agreements of seven (7) days or more. The intent of this requirement is to preclude weekend rentals and any other rental periods shorter than seven days. The board recognizes that a renter might depart before the seven day rental period has expired, but the property cannot be occupied by a follow-on renter until the full seven days of the previous rental has elapsed.

You should consider this letter as your written notice pursuant to Article V, Section 5.21 of the CCRs. If you use any agents, websites, or applications to book or coordinate your rentals, you need to make certain that they comply with the seven (7) day rental period. If you rent your home the board expects you or your agent to supply the following information to our managing agent, Panhandle Management (tcurtiss@sandpoint.net):

- Owner and address of home to be rented
- Property manager or rental agent(s) and contract information
- Web sites used (VRBO, AirBnB etc.), if any, to advertise, rent or contract rentals

We would also like to remind you that pursuant to Bonner County Ordinance 12-484 Vacation Rentals, you are required to post your vacation rental permit within five (5) feet of the front door on the inside of the dwelling, the posting must contain various items including, but not limited to, the rules of The Idaho Club HOA.

Finally, we want to remind you that you may be liable for disturbances or nuisances caused by the occupants (and their invited guests) of the rental unit.

Thank you for your assistance in complying with the CCRs. If you have any questions regarding the above, please contact us.

Sincerely,

The Board of Directors of The Idaho Club HOA



By: David Reed, President