

Effective January 1, 2023

Resolution August 5, 2022

Whereas, The Wintergreen Community continues to grow, and the increased use of residential property for rental purposes requires the Wintergreen Property Owner's Association ("WPOA") Board to act in the best interests of all owners to protect and maintain the natural beauty and the relaxed atmosphere that makes Wintergreen a great place to live and visit;

Whereas, Property within Wintergreen is subject to Declaration of Rights, Restrictions, Affirmative Obligations and Conditions applicable to all property, Single Family and Multifamily properties on the mountain, and Single Family properties located within Stoney Creek and Rodes Farm ("the Covenants and Restrictions");

Whereas, Article IV of the Covenants and Restrictions allow WPOA "to establish rules and regulations" and "suspend the rights and easements of enjoyment of any member or tenant or guest of any member, for any period during which the Payment of any assessment against property owned by such member remains delinquent, and for any period not to exceed sixty (60) days for any infraction of its published rules and regulations";

Whereas, Article VII of the Amended and Restated By Laws of WPOA gives powers and duties to the board to "adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents and establish and enforce penalties for the infraction thereof";

Whereas, pursuant to the Virginia Code 55.1-1819 of the Property Owners Association Act, the Board of Directors is authorized to adopt rules and regulations with regard to areas of its responsibility;

Wherefore, the Board of Directors adopts the following rules and regulation pertaining to all properties within Wintergreen:

1. All owners must notify WPOA if their property is used for rental purposes, and such owners must promptly notify WPOA of any change in use of their property.
2. All owners who rent their property as a short-term rental (less than 30 days) must comply with local ordinances, including but not limited to holding applicable business licenses, filing the required business tax returns, paying Transient Occupancy Taxes, and any other requirements of the local governing body.
3. All owners must inform all renters and guests, both in writing and onsite at their Wintergreen property, of all Wintergreen Community Rules published by WPOA, as available on the WPOA website.
4. All owners must provide WPOA with contact information (to include a phone number, email address, physical address, and mailing address) for either themselves or another party designated to handle property complaints, and through which contact information they are available 24 hours per day, seven days per week.