

Crown Oaks Townhomes Association

Addendum to Leasing Section of the Guidelines, Rules, and Information for Living in Crown Oaks Townhomes to clarify the Rules and Guidance Regarding Short Term Rentals/Airbnbs/VRBOs

The townhomes association does not permit the use of the property for short term rentals, such as Airbnb or VRBO. The Crown Oaks community was developed as a homeowners' association with a lot of commonly owned property and amenities to be used and shared by the membership. The organization is not well suited, staffed, or insured to regulate frequent changes in residents, traffic, or use of the common areas and amenities. This is based on the following guidance from the Declaration of Covenants, Conditions, and Restrictions for Crown Oaks:

Article XI, Section 2 – Use of Property, (2a) states that “each townhome shall be used as a single-family residence and for no other purpose.”

Article XI, Section 2e states that “no industry, business, trade, occupation, or profession of any kind, whether commercial or otherwise, shall be conducted, maintained, or permitted on any part of the Property.”

Article XI, Section 2h states that “the common area and facilities shall be used only for the purposes for which they are intended and reasonably suited, and which are incident to the use and occupancy of the townhomes, subject to any rules or regulations that may be adopted by the Association pursuant to its bylaws.”

LEASING:

Landlords should have a properly prepared legal lease agreement. It should include a provision that tenants must abide by all conditions of the Declaration, Covenants, and Rules. Owners are responsible for the behavior of their tenants and any violations or property damage. The HOA asks that you register the authorized vehicles for the unit with Lemmon Tree in lieu of a parking pass.