

RESOLUTION CLARIFYING COMMERCIAL NATURE OF SHORT-TERM RENTALS WITHIN THE MELODY RANCH SUBDIVISION

The undersigned, being all of the members of the Board of Directors (the "Board") and the Architectural Review Committee (the "ARC") of the Meadows of Melody Ranch Homeowners Association, Inc., hereby adopt the following resolution:

WHEREAS, the Amended and Restated Declaration of Protective Covenants for Melody Ranch (the "Declaration") prohibits the occupation or use of any lands within the Melody Ranch Subdivision for any "non-agricultural commercial or business purpose" or "any noxious activity", and specifies that "nothing shall be done or permitted to be done on any of said lands which is a nuisance or might become a nuisance to the owner or owners of any of said lands."

WHEREAS, notwithstanding the prohibition against occupation or use of any lands within the Subdivision for commercial or business purposes, the Declaration expressly permits "any home occupation, provided the same is permitted under the Teton County Land Development Regulations in effect and as amended from time to time and further provided such use does not constitute a nuisance or violate any other provision of this Declaration."

WHEREAS, the Board and the ARC believe that the rental of any building or lands (or any portions thereof) within the Melody Ranch Subdivision for a period of less than thirty-one (31) days, regardless of actual length of the rental agreement, is a commercial use, is contrary to the residential nature of the subdivision, does not qualify as a home occupation, and otherwise constitutes a nuisance to other owners of lands with the Subdivision.

WHEREAS, the Board and the ARC desire to clarify and memorialize its position with respect to the rental of any building or lands within the Melody Ranch Subdivision for a period of less than thirty-one (31) days.

NOW, THEREFORE, BE IT RESOLVED, that the rental of any building or lands (or any portions thereof) within the Melody Ranch Subdivision for a period of less than thirty-one (31) days, regardless of actual length of the rental agreement, is hereby deemed to be a commercial use, is contrary to the residential nature of the subdivision, does not qualify as a home occupation, and otherwise constitutes a nuisance to other owners of lands with the Subdivision.


Adopted on the 19th day of AUGUST, 2014



Nancy Hoffman



Rich Bloom



Kristine O'Brien



Mark Heineken



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