

Dear Melody Ranch Homeowners,

Please remember that short-term rentals are not only prohibited by the Melody Ranch CC&Rs, but are also a violation of the land development regulations of Teton County.

Since the inception of Melody Ranch as a single family residential neighborhood – short-term rentals have never been allowed either by our covenants or by the laws of Teton County. Your HOA board has reaffirmed our existing rules against the rental of your home for less than 31 days – regardless of the actual length of the rental agreement. In addition, separate from our rules, the County has reaffirmed that they find rentals of less than 30 days (this will be amended to 31 days in the coming weeks) illegal.

An excerpt from the joint County – Town planning directors recent staff report to electeds on this issue noted:

Since 1994, lodging and short-term rental have been limited to the Lodging Overlay, Planned Resorts, and designated PUDs. The purpose for this limit is to protect residential neighborhoods, balance community and resort character, and consolidate visitors to limit impacts while increasing economic activity. While the community welcomes visitors as the basis of its economy, a visitor has a different interaction with a neighborhood than a resident. Visitors and residents have different schedules that can come into conflict. Residents will see each other again and have a neighborly respect that is not built with guests who are only here for a short period of time.

A few months ago the Jackson Hole News and Guide newspaper noted in their editorial:

What's wrong with a visitor across the street every now and then? If you are part of a family that has put its life's work and savings into a place to call home, it would be distressing to find your street has become the motel for the neighborhood, replete with partying tourists out for a fun time. If you are a worker trying to buy a house in Jackson, you might discover that you're being outbid by someone who could finance his new place by renting it out one week at a time. "If owners are allowed to rent short term, much of the workforce housing stock will be lost," the Teton County Housing Authority wrote to county commissioners. "Existing market-based rental housing for our workforce will be greatly reduced."

As a planned single family residential neighborhood that is focused on work force housing the HOA board has reaffirmed that the commercial use nuisance impacts of short-term rentals are clearly not allowed per our own separate covenants.

Attached is a resolution the HOA board approved at its last regular meeting. Also attached is an August 4 press release from Teton County reaffirming that in addition to our internal covenants short-term rentals are a violation of Teton County land law.

Violation of the short-term rental rule is a Tier Four violation resulting in an immediate \$300 fine. Additional fines of \$300 will be assessed each, and every, day a short-term rental is occurring. Contact will also be made to Teton County for additional enforcement.

We wish to emphasize that this is not a new rule or a new interpretation but has been part of our covenants since the first lot or home was sold. The Teton County land use law likewise has been on the books unchanged since 1994 before our subdivision was ever approved.

For the integrity of our neighborhood and our community, please modify any language for any listings including websites (vrbo.com, etc.) to make it clear if you choose to rent that it is solely for 31 days or more and please refrain from any illegal short-term rentals.

The 40% of our community that live in deed-restricted affordable homes have additional, and more restrictive, conditions beyond the short-term rental rules. Please contact the relevant housing agency for clarification on the additional restrictions on the rental of your home for any period of time.

Sincerely – The Melody Ranch Homeowner Association Board