

Meadowmont POA

Recommendations

For Vacation / Short Term Rentals (STR)

Here is a list of recommendations and Rental conditions for Members to consider, and incorporate, prior to STR renting of their homes:

- MPOA does not restrict STR but they are subject to MPOA CC&R & County Regulations and TOT Tax.
- Maintain a Home Operations binder with use instructions for HVAC, Water Heater, Fireplace/wood stove & Septic system use including emergency water, power, Internet instructions along with updated emergency contact numbers / emails. Have a hide a key system and/or code entry system.
- Maintain a locked closet with home supplies including paper products, light bulbs, vacuum & cleaning supplies for housekeeping service.
- Register with Calaveras County and pay their TOT (Tax) on rentals.
- Advertise and require County occupancy limits on Rental Agreement.
- Use a qualified, local, rental service to manage property rentals and ensure that guests have firewood, utilities, snow removal and open/close services.
- Arrange for regular waste removal / Cal Waste / Avery Transfer.
- Install a Bear Refuse Safe to secure & control Trash from Bears & critters.
- Maintain Smoke and CO2 detectors to County Code.
- Maintain Fire extinguishers that are placed properly and serviced annually.
- Make sure home is childproof and safe for all occupants.
- Ensure that property complies with PRC 4291 Fire Safety Regulations year-round.
- Maintain proper security cameras on your property to confirm arrivals and monitor occupancy, number of guests and observe compliance with the rental agreement.
- Terms of rental agreement should include, tenants will abide by local laws, ordinances and Meadowmont POA CC&R and states that rental, nuisance violations and/or damages are subject to renter's loss of Security Deposit and also eviction if necessary.
- Arrange for neighbor(s) to communicate with you with noise, occupancy limits and any nuisance violations.
- Inspect and clean, sanitize home after use.

Thank You MPOA

