

GAME TRAIL ASSOCIATION, INC.
RULE AND REGULATION NO. 18-01 SHORT TERM RENTALS
(STR)

Pursuant to the Game Trail Declaration of Covenants, Conditions and Restrictions, the following Rule and Regulation has been adopted by the Board of Directors to set forth the following policy for the operation of Short Term Rentals in Game Trail.

1. An Owner must submit an Application, a copy of which is attached, prior to conducting STR activities.
2. The following restrictions shall apply:
 - A. Proof of Compliance with Section 7.8.34 of the Chaffee County Land Use Code which provides: The following standards shall apply to all VRBO and Bed & Breakfast establishments:
 1. Tax Information. The owner of the property shall have current sales tax and lodging tax certificates and shall submit a copy to the County annually.
 2. HOA Approval. If located within a subdivision, the owner shall have written verification from the Homeowner's Association that the unit can be used as an STR, Bed and Breakfast or VRBO.
 3. Adequate Wastewater Treatment. See [Short-Term Rental Application](#).
 4. Fire Safety. See [Short-Term Rental Application](#).
 - B. With regard to subpart 3 above, in the Chaffee County Onsite Wastewater Treatment Systems Regulations, Section 4.01, is located at <http://www.chaffeecounty.org/EndUserFiles/57075.pdf>.

A copy of the County Onsite Wastewater Treatment System (OWTS) Permit must be provided to GTA with the Application. A copy of the OWTS review by the County Development Engineer with the determination of maximum allowed persons must also be provided with the Application. The property shall not be advertised for a number of persons that exceeds the capacity established by the Development Engineer.
 - C. The property owner is required to comply with Chaffee County regulatory, fire safety, and public health guidance (to include the 2020 COVID-19 Short-Term Rental (STR) Safe Business Checklist) as well as Game Trail Association guidance. Where guidance conflicts, the more restrictive policy takes precedence.
3. STR owners will pay the initial GTA STR application fee, currently \$250, with the application. The renewal fee, currently \$150, will be paid annually thereafter in the same month as the STR was approved.
4. Approval shall be personal to the owner and shall not run with the lot.
5. Violations shall be subject to revocation of approval, the imposition of fines as set forth in Rule and Regulation 12-07 and other remedies under the Governing Documents.
6. Because Game Trail policy prohibits running a business out of someone's residence, a Bed & Breakfast operation is not allowed.
7. Owners submitting an Application must be in good financial standing with Game Trail in terms of being up to date on paying HOA dues, special assessments, excess water use fees, etc.

Approved by the Board of Directors: July 13, 2018,

Amended by the Board of Directors: November 11, 2020 (effective immediately)