

The Bluff Condominium Association General Rules Pertaining to Short-Term Rentals

The recent change in ownership of many units has resulted in an increase in short-term rental (90-days or less) activity at The Bluff. The Board of Directors has established the following short-term rental rules to protect the owners peaceful use and enjoyment rights as mandated in The Bluff governing documents. The Board of Directors believes these short-term rules are equitable for all association members.

The following rules shall govern all short-term rentals and are in addition to, or a supplement of the rules and regulations of The Bluff Condominium Association:

1. All owners engaging in the practice of short-term rentals must register with the State of Idaho, City of Sun Valley and the Sun Valley Elkhorn Association (SVEA) and obtain any permits as needed. All documentation/permits must be obtained prior to renting a condo for any duration of 90-days or less. A copy of any permits must be provided to The Bluff Property Manager.
2. All owners engaging in the practice of short-term rentals must obtain liability insurance for the rental or rentals. A copy of proof of liability insurance must be provided to The Bluff property manager.
3. The maximum number of rental guests in a condominium shall be limited to four in a one-bedroom unit, six in a two-bedroom unit and eight in three-bedroom unit.
4. Pets are not permitted for rentals of 90-days or less. If a short-term renter brings an animal to The Bluff the owner shall be immediately assessed a violation fee as described in the Rules. Multiple violations may lead to higher fees.
5. All condominium owners must provide each renter with a complete copy of The Bluff Rules and each renter must acknowledge receipt of the rules before the rental begins. Failure to provide renters with the rules may result in an owner fee.
6. No offensive noise or other nuisance shall be permitted. Noise related to a party or music shall be kept to a minimum after 10 PM so as not to disturb neighboring property owners. Other noise (over 60 decibels) related to washers and dryers etc., shall be kept to minimum after 10 PM and before 8 AM. Bluff owners should call the police with noise complaints after 10 PM.
7. Short-term renters may not have guests at the pool. This means that only the current renters of the unit may use the pool. Short-term renters may not have pool parties with anyone not staying in the unit. Failure to follow this policy will result in revocation of pool use for the duration of the rental and may result in the owner being fined. Owner pool use may also be revoked for multiple violations by renters.
8. Owners of rental condominiums shall provide renters and The Bluff management with local area representative names and contact information for 24-hour emergency and complaint response. Owners personal contact information must also be provided. The rental agent or owner contact information shall be released to all neighboring owners upon request.
9. All other rules of the Bluff are in full force and effect. Enforcement of violations shall be in accordance with the enforcement policy in the Rules. Owners are required to post these rules in each rental unit.