

Silver Sage Rental Agreement

Intent

We recognize both the need for homeowner flexibility and the importance of resident participation in our community. The intent of this rental agreement is to foster the creation of a happy, healthy community. We seek to create a community with a high level of resident interaction, fostering supportive and synergistic relationships. Residents of Silver Sage community, including lessees, are expected to enjoy as well as contribute to the benefits of cooperative living. Homeowners are asked to consider community concerns about density and maintaining trusting relationships when making decisions about rentals and housemates.

Agreement

Homeowner-Occupied Rentals

- Silver Sage homeowners who reside in their homes may rent or otherwise share rooms and floors in their homes in accordance with City of Boulder regulations and Silver Sage HOA bylaws and policies.
- All Silver Sage homeowners are encouraged to notify the community in advance before sharing or renting their space. This advance notification will enable community members to share any concerns or expectations they may have.
- Owners are responsible for their lessees, housemates, guests, family members, caregivers, and pets.
- All housemates, long term guests, lessees and visiting family members are encouraged to come to community meals and to participate in the community as appropriate to the particular situation.
- Homeowners should arrange for all housemates, long- term guests and lessees to attend a community meal and orientation in advance of living at Silver Sage.
- All housemates, long term guests, and visiting family members are permitted to make use of the common areas, while giving precedence to the interests of community members. Lessees who participate in the life of the community are free to use the common areas in the same manner as homeowners.

Absentee Homeowners

- The following agreements apply to absentee homeowners who are renting out their homes for more than 60 days. Requests for exceptions will be considered by the Steering Team.
 - All lessees are expected to abide by all Silver Sage Bylaws and Agreements and to participate in the community as nonvoting members. It is the responsibility of the home owner to arrange for the CET to provide an orientation meeting for the prospective renter in Silver Sage.
 - In establishing long-term rentals, owners are asked to select renters who will participate in and contribute to the life of the community as outlined in our Participation Agreement and our other Agreements.
 - Anyone interested in renting a unit is encouraged to attend an orientation, a meal, and/or a Community Meeting prior to signing a lease.

- All financial responsibilities associated with each home in Silver Sage are the responsibility of the owner.
- There shall be only one lease or rental agreement per unit, at any given time, without seeking an exception from the Steering Team.
- Silver Sage requires an absentee owner to have a Silver Sage resident liaison to assist the owner and the community in providing information and support to lessees, such as addressing community issues in connection with renting the home and helping the lessee become integrated into life at Silver Sage Village .
- Within a four-year period, homeowners may not be absent from their property for more than two years total without seeking an exception from the Steering Team.
- Unless having been granted an exception, homeowners who have vacated, loaned or rented their unit for more than two total years are required to move back in or put the property up for sale.
- The agreements applying to absentee homeowners do not apply to informal uses such as house sitting and house swapping. Absent homeowners are always encouraged to notify the community about the persons who will be using the home in the homeowner(s)' absence and are encouraged to orient those persons to the community.
- Potential homebuyers should not purchase a Silver Sage unit with the intention of using it solely as an income/rental property, as this violates our Agreements.

Short term Rentals

- Homeowners are permitted to rent their homes for periods of less than 60 days (short- term rentals) if their applications to do so are approved by the Steering Team.
- City of Boulder License: Homeowners must provide the Steering Team with a hard or digital copy of an approved and current City of Boulder short-term rental license.
- Impact on immediate neighbors: Members are asked to inform their closest neighbors of their intention to begin short-term rentals and dialogue with them about potential impacts, if any, and how to mitigate them.
- Community communication: Members must introduce short-term renters to the community in advance, including, but not limited to: names and dates of the stay.
- Community contact: Members must either be on site during the short-term renter stay or designate another community member to be a contact person should any need arise.
- Common space use: Short-term renters accompanied by a member or community contact may have access to any common spaces.
- No limit on numbers: There will be no limit on the number of eligible households that may apply for short-term rental status for all or part of their private homes.