



# RENTER RULES

*May 27, 2022*

Renters of member homes are subject to the following limitations and rules:

- 1 Per New York State not-for-profit law governing social clubs, and as reiterated in the club's certificate of incorporation and bylaws, membership in the club is intended for the personal use of the homeowner. Owners of properties that are used primarily for rental during the pool season, and only occasionally occupied by the homeowner, are considered investment properties and are not eligible for membership.
- 2 These rules are not intended to limit a member's ability to rent their home when members are not given access to the facilities. However, an existing member may put his/her membership at risk if it is determined their home has become an investment property, and renters are using the club facilities.
- 3 Homeowners whose membership is primarily for personal use, and who choose to occasionally rent their home, may allow renters to use the facilities subject to the following:
  - 3.1 The pool season referenced herein is the period during which the pool is in operation, typically from the Friday before Memorial Day to the Sunday after Labor Day.
  - 3.2 The rental must be for a minimum period of 7 days.
  - 3.3 The attached rental form must be submitted to the board at least 2 days prior to the start of the rental. Renters for whom the club has not received a rental form will not be permitted access to the facilities.
  - 3.4 Investment properties may not be made eligible for membership by simply limiting access to the facilities to the 7-day rental period described above.
  - 3.5 All decisions or determinations related to the above will be at the discretion of the board of directors. The board reserves the right to revoke the membership of any member who violates the spirit of the rules.
- 4 Members of the club are prohibited from advertising the facilities in online rental listings. This includes photos of the facilities or any mention of the facilities in listings or by agents.
- 5 The member is responsible for any damage to the club facilities caused by the member's renters.
- 6 Short term rentals are subject to the regulations of the town of Roxbury governing short term rentals. It is the homeowner's responsibility to comply with such regulations.