

WATERS EDGE OWNERS ASSOCIATION, INC.
PUTNAM COUNTY
SHORT-TERM RENTAL RULES AND REGULATIONS FOR
HOMEOWNER PROPERTIES WITHIN WATERS EDGE
EFFECTIVE 10/01/2022

For the purpose of this document, a “short-term rental” is defined as the rental of a homeowner’s property for a period of thirty days or less including, but not limited to, those rented through VRBO, Airbnb, Homeaway, or similar services. The minimum requirement stay for a short-term rental will be three nights.

The Board of Directors of Waters Edge Owners Association (WEOA), as delegated by the Declarant, has the right to make and enforce any reasonable rules, regulations, fees or fines in order to maintain adherence to the Association’s Covenants, By-Laws, and the Waters Edge Community Property Owner’s Handbook.

Therefore, these rules and regulations are issued by The Board of Directors of the Waters Edge Owners Association (WEOA) to protect the rights of every property owner to enjoy the full and peaceful use of their home or property, safeguard the tranquility of the neighborhood, as well as provide safety and security. Pursuant to Article 7, Section 5, of the WEOA Covenants, the WEOA Board reserves the right to amend these rules and regulations as necessary at any time circumstances warrant a change.

Any property owner of Waters Edge Owners Association (WEOA) who engages in the short-term rental of their property within this subdivision shall be referred to as the “Owner” and “Renter” shall be any individual/s and or the guests of the individual/s who have contracted, in writing or verbally, to engage in the use of the subject property of the Owner on a short-term period as described herein for monetary compensation or trade. The Owner and the Renter shall be required to comply with the following:

- The Owner shall provide a completed “Application for Short-Term Rental” to the WEOA Board each calendar year along with a payment of \$500.00 by January 31st of the current year. Said Application shall include an executed Hold Harmless statement. As part of the application process, the Owner must present a copy of their current Putnam County Short-Term Rental Certificate. The Owner and the Renters must comply with all requirements of that certificate, *with particular care not to exceed the maximum capacity requirement.*
- The Owner shall have WEOA listed as Additional Insured by endorsement on all insurance policies pertaining to the property. A memorandum or a copy of the Declarations page of each policy should be provided to the WEOA Board and included

with the Application yearly. In addition, all Owners of the property shall sign a “Hold Harmless” agreement provided by WEOA releasing WEOA, the Board, and all Property Owners, from any liability resulting in action by a Renter or action that occurs as a result of the Owner’s property being used as a short-term rental. The “Hold Harmless” agreement will be renewed each year and notarized by a licensed notary in the State of Georgia. This document will also be required with the Annual Application.

- The Owner must purchase a set of two gate fobs from the Board at the current rate for Property Owners. These gate fobs will provide entry into the gates of Waters Edge and will be provided to the Renters. These fobs are to be the only means of entry provided to the Renters.
- The Owner or the Owner’s Property Manager must be on site within one hour of being notified by a representative of the WEOA Board to address any issue arising from the rental of the property that the Board representative determines requires an immediate response, due to the negative impact or potential negative impact on the neighborhood.
- The Owner shall provide the Board President with a reservation listing each month. The listing shall include, for each rental reservation, a contact phone number for the Renter in charge, and the number of all adult renters and minors staying on the property. A copy of their drivers’ licenses and tag numbers of any adults driving their vehicles to the residence should be available if requested. Last minute reservation information shall be promptly provided to the WEOA Board President.
- The Owner shall inform Renters they must park all vehicles in the residence driveway or garage. There shall be no parking on the street, roadsides, or WEOA common property.
- The Owner shall inform Renters they are not permitted, at any time, use of the WEOA community boat ramp, dock, or the associated parking space located on Blue Heron Drive.
- The Owner shall provide the renter with a copy of:
 - 1) The Waters Edge Community Property Owners Handbook
 - 2) The Handbook of Georgia Boating Rules and Regulations
 - 3) Inform the Renter that additional information on boating safety and laws can be found at: (<https://gadnrle.org/boating-rules-regulations>)
- The Owner bears the responsibility to communicate to the Renter all Rules and Regulations of WEOA, which include this document, as well as WEOA Covenants, By-Laws, and the Waters Edge Community Property Owners Handbook, when applicable.

- The Owner shall inform the Renters that no pets shall be allowed to roam any neighbor's property and all dogs must be on a leash when outside of the residence.

The Board reserves the right to levy financial penalties against the Owner, at its sole discretion and in accordance with the Covenants, By-Laws, as a result of any violation of these Rules and Regulations by the Owner or Renter. Any fines or penalties are to be paid within 30 days of written notice to the Owner by WEOA Board.

ITEMS TO BE INCLUDED WITH ANNUAL APPLICATION:

1. Check for \$500.00 made out to WEOA
2. Approved Certificate from Putnam County for the current year
3. Memorandum and/or Declaration page(s) listing WEOA as additional insured for the current year
4. Hold Harmless Agreement notarized for the current year (See attached)