

# Gold Lake Estates Association

## Guesthouse Rules, Regulations & Guidelines for Visitors/Guests Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV) & the Declaration

BE IT RESOLVED, the Association hereby adopts the following Rules, Regulations and Guidelines to be followed for enforcing policies and procedures of the Association concerning Visitors/Guests utilizing a Guesthouse in the Association.

**1. Scope:**

To adopt Rules, Regulations and Guidelines for Guesthouse procedures for Visitors/Guests in accordance with the Association's Declaration and other governing documents.

**2. Specifics:**

In accordance with the Association's Declaration of Covenants, Conditions and Restrictions, only one residence shall be constructed by the Owner on a Lot in the Subdivision, pursuant to Art. I. Section 1.19.

For the purposes of these Guidelines, "home occupation" shall mean an occupation by the resident conducted totally within the Residence, pursuant to Art. II. Section 2.2.

A Guesthouse is defined as a space for Visitors/Guests and not permanent residents, as defined in Art. II. Section 2.2. Paragraph Three.

Visitors/Guests are restricted from utilizing the Guesthouse as a permanent residence at all times. By definition, Visitors/Guests intend to stay for a visit and then vacate the Guesthouse upon completion of their visit.

The Board of Directors have the right to define the length of stay for a Visitor/Guest, but in all cases, the Guesthouse is not to be used as a living unit for perpetual habitation. All permanent habitation in a Guesthouse is strictly prohibited.

**Short-term Rental Prohibition:** The Guesthouse shall not be used at any time as a Vacation/Short-term Rental Unit, in accordance with Art. II. Section 2.2. The residence as defined in the Declaration may only be utilized as a "home occupation" defined in compliance of Colorado State Rules and Regulations. Moreover, the Guesthouse can never be rented separately or lived in as a private/separate residence.

**Enforcement:** The Board of Directors, a Committee appointed for the purpose, or the Managing Agent can enforce these procedures to ensure compliance in accordance with the Association's Covenant Enforcement Policy.

Wherein there may have been a violation of these procedures in the past, it does not constitute a variance or allow current or future violations of the Declaration of Covenants, Conditions and Restrictions. The current Board has not ever authorized a violation

whereby a Guesthouse was authorized/approved to be used as a permanent living unit in any capacity.

**Disputing a Violation.** See the Association's Dispute Resolution Policy.

**Responsibility of Curing:** Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants or guests.

**Dues Collection:** Non-payment of fines will fall under the Dues Collection Policy.

**Voting:** Voting rights will be suspended for any Owner who is or has been in violation of the CC&Rs in the previous thirty (30) days.

**Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

**Supplement to Law:** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

**Deviations:** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

**Amendment:** The Board of Directors may amend this procedure from time to time.

**President's Certification:** The undersigned, being the President and/or the duly elected Director or Managing Agent of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

## Gold Lake Estates Association



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President and/or Managing Agent

Effective Date: 02062024  
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