

# Guidelines for Peregrine Homeowners Considering Short Term Rentals Of Less Than 6 Months

## Introduction

The majority of rental or leased properties in prime residential areas blend into the neighborhood and grow into the community BUT short term, vacation-type rentals can prove disruptive to the immediate neighbors.

The Peregrine Master Association, Inc. moved to apply restrictions around short term rentals in September 2015 with Covenant Amendments designed to ensure that problems seen in many neighborhoods can be avoided in the Peregrine community.

## Short Term rentals of less than 6 months must be approved by the Association

The Covenant Amendment reads: Short term occupancies and rentals of less than 6 months, of Lots, including but not limited to transient, hotel, bed-and-breakfast or vacation-type rentals, shall be prohibited without the prior written permission from the Association.

## The Approval Process

The homeowner must complete and submit the *Short Term Rental Permit Request* form for each and every rental at least 30 days prior to the start of any rental period. The form is available at [peregrinehoa.com/policies/short-term-rental-permit-request](http://peregrinehoa.com/policies/short-term-rental-permit-request) and attached to these guidelines.

## Short Term Rental Permit Request

Part 1. Permit to Rent - the homeowner must provide all required information, including contact information, address of rental property, etc.

Part 2. Proposed Rental Term - the homeowner must provide all required information, including the rental period, tenant details, etc.

The completed form must be submitted at least 30 days prior to the start of the rental term.

## Application Submission

When completed mail the *Short Term Rental Permit Request* form to:

Derek Patterson  
Z&R Property Management  
Suite 205  
6015 Lehman Drive  
Colorado Springs  
CO 80919

## Documents

*Short Term Rental Permit Request* [peregrinehoa.com/policies/short-term-rental-permit-request](http://peregrinehoa.com/policies/short-term-rental-permit-request)

*Rental Restrictions and Permits Resolution* [peregrinehoa.com/policies/resolution-rental-restrictions](http://peregrinehoa.com/policies/resolution-rental-restrictions)

# PEREGRINE HOMEOWNERS ASSOCIATION

## SHORT TERM RENTAL, LESS THAN 6 MONTHS, PERMIT REQUEST

This form shall be submitted at least 30 days prior to the beginning date of every proposed rental. Applicant understands that no rental of less than 6 months term period shall be entered into prior to acceptance by the Peregrine Homeowners Association in accordance with Amendment 102 (i) to the Protective Covenants for Peregrine.

<p><b>Part 1. Permit to Rent</b></p> <p>Applicant (homeowners) name: _____</p> <p>Applicant contact phone number: _____</p> <p>Applicant contact email address: _____</p> <p>Applicant emergency contact phone number: _____</p> <p>Address of proposed rental property: _____</p> <p>Have you received a rental permit in the past? _____</p>
<p><b>Part 2. Proposed Rental Term</b></p> <p>Proposed rental start date: _____ rental end date: _____</p> <p>Name of proposed tenant: _____</p> <p>Primary tenant contact phone number: _____</p> <p>Primary tenant email address: _____</p> <p>Name(s) of additional occupants (list all): _____</p> <p>Tenant vehicle description and license plate#: _____</p> <p style="padding-left: 20px;">Additional vehicle description/license plate #: _____</p> <p style="padding-left: 20px;">Additional vehicle description/license plate #: _____</p>

Additional information may be reasonably requested by the Peregrine Homeowners Association or its agents.

The undersigned applicant certifies that the potential tenant(s) have been or will be given the most current copies of the Peregrine Protective Covenants, Articles of Incorporation, Bylaws, and Master Rules (dated December 2014).

The undersigned applicant certifies that their rental agreement contains the following wording:

“The failure of the tenant, lessee, renter, or their guests to comply with the terms of the governing documents of the Association shall constitute a default of the occupancy, lease or rental agreement and of these Covenants and such default shall be enforceable by either the landlord or the Association, or both of them.”

Applicant/homeowner agrees, per Amendment 102 (i), that all occupancies or rentals of Lots shall be subject to the right of the Association to remove and/or evict the occupant for failure to comply with the terms of the Covenants, the Bylaws of the Association, the Articles of Incorporation or the rules and regulations of the Association. Violations by the tenants will subject the owner to fines and loss of the permit to rent on a short term basis.

Applicant (homeowner) Signature: \_\_\_\_\_

Received by the Peregrine HOA: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Agent

\_\_\_\_\_  
Date