

Proposed Amendment to the Declaration of Covenants, Conditions, and Restrictions for Cottonwood Bluffs Homeowners Association

- 1. Purpose of proposed Amendment is to add Restriction on short term rentals.** Article III, Section [3.3.B], if approved by **70%** (per CCR's Article X, Section 10.3) of the owners, would be amended by retaining the current language in its entirety and adding the following:

Current:

B. No obnoxious, offensive, or other activity which would constitute a public or private nuisance or annoyance to the neighborhood shall be permitted, including, but not limited to, the repair of automobiles other than minor tune-ups performed by an Owner on his/her own vehicle.

Language to be added:

No Owner shall use their Lot or Dwelling Unit for transient, hotel, or short-term rental purposes. 'Short-term rental' is defined as any lease or occupancy agreement for a period of less than 90 (ninety) consecutive days. All leases must be in writing and expressly subject to the Governing Documents of the Association.

- 2. [No Other Changes]** Except as amended herein, the Declaration shall remain in full force and effect.