

Overland Cove HOA
Policy for Vacation or Short Term Rentals
August 9, 2022

Pursuant to Article VI Section 1 General, Section 2 (Residential Use) and Section 5 (Leasing) of the Overland Cove HOA Covenants and Restrictions the Board has adopted the following policy regarding licensing property for transient purposes.

1. Vacation or short-term (less than 1 year) rentals are not permitted. Licensing a property or a portion of a property for vacation rentals and other transient use is not permitted. Overland Cove is Zoned R2 Residential and Short-term or Airbnb rentals are prohibited by the city of Huntsville.
2. The Board and their Management Agent will regularly review listings of properties on rental business sites such as Airbnb, Vrbo and others to determine if owners have their property or a portion of their property listed for vacation rentals or other transient use short term rentals.
3. In the event that an owner is found to have listed their property or a portion of their property they will be notified that they have 7 days to delist their property and to cease licensing for transient renting for non-residential business purposes. short term leases.
 1. After the notification, if the owner fails to do delist in 7 days a fine of \$2,500 every 30 days will be levied against their account beginning on the 8th day after notification until the property is delisted.
 2. Repeat offenders of this policy will lose all common area access and privileges.