

Blue Ribbon Farms Policy for Short Term Rentals (STR)/Vacation Rentals

As of October 1, 2021, The Board of Blue Ribbon Farms has adopted the following rules and regulations applying to Short Term Rentals (STR) / Vacation Rentals at Blue Ribbon Farms. Blue Ribbon Farms recognizes that Clallam County establishes requirements for Vacation Rentals in Clallam County Code Chapter 33.51. By this reference all of the Clallam County Vacation Rental requirements are incorporated into this Blue Ribbon Farms policy. Specific reference is made to Section 33.51.020 (4) storage of refuse; and Section 33.51.020 (5) (b) code of conduct, trespass, and noise.

Definitions –

Board – The Board of Blue Ribbon Farms.

Blue Ribbon Farms (BRF) – The Blue Ribbon Farms Property Owners Association, Incorporated as defined in the Covenants dated November 30, 1993, for Subdivisions 1 & 2.

Vacation Rentals (Rental) – Any house, apartment or room offered for rent for use during a vacation or short term rental and not considered to be a permanent residence.

Owner – The party owning the Rental.

STR Owner Responsibilities –

1. During the time of any rental the Owner must live within Clallam County.
2. No Owner may use a third party management company to manage their Rental.
3. Prior to renting a Rental the Owner must –
 - * Provide a written request to the Board 60 days in advance.
 - * Receive Board written approval.
 - * Provide the Board with documentation showing that the Rental complies with the Clallam County rental regulations contained within Section 33.51.020.
4. The Owner must ensure that no more than 2 persons occupy each Rental bedroom. Children 12 years and under are exempted.
5. The Owner must communicate to the Rental tenants, both verbally and in written form, all BRF rules and regulations. A written form of all BRF rules and regulations must be posted in each Rental.
- 6. The Owner's agreement with the Rental tenant must state that tenant is prohibited from using the runway for any reason including but not limited to aircraft take-off and landings, the walking of dogs, drone operation, and any other sort of recreational use. Vehicles are not allowed on the runway. All aircraft traffic has the right of way.**

(This rule is a requirement of the BRF insurance company.)

Violation Notification and Compliance with BRF Rules and Regulations -

1. In the event a Rental tenant violates either the BRF rules and regulations or any Clallam County law, BRF residents are requested to document such violations (photos, police reports, notes taken at the time violations were observed) and report them to the Board.

2. In the event of a complaint, the Board will contact the Owner and it will be the Owner's responsibility to contact the tenant to communicate that a violation of either the Clallam County or BRF rules and regulations has occurred.
 3. The Board has the right to fine the Owner \$100 for the first offense, \$300 for the second offense and \$500 for the third offense. The Owner (not the tenant) will be responsible for paying such a fine.
 4. The Board has a right to terminate a prior Rental approval in the event (a) a tenant continues to violate the BRF Rules and Regulations or any Clallam County law after being notified about a violation or (b) that on more than one occasion an Owner rents to tenants that violate this policy.
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