

Boulders Short Term Rental (STR) Best Practices

With the goal of a harmonious community life in the Boulders, it is requested that all STR owners participate in these important considerations:

☐ **Waste Disposal:**

- All trash and recycling must fit in the provided bear-proof bin
- Place trash and recycling in the bin by Tues night for Wed pick up
- Guests will refrain from putting trash in neighbor's bins
- In order to accommodate excess trash generated by a guest, owners must provide an extra can in the garage or request that guests dispose of the trash themselves
- FYI: an additional bear-bin can be purchased, if interested contact Boulders property management, CAMCO

☐ **Occupancy and Minimum Stay:**

- We have found that limiting occupancy numbers can enhance guest experiences and lead to more positive neighbor relations. The Town of Truckee STR ordinance (5.02.030 #5) states that "The maximum occupancy of a STR shall be two guests per bedroom, plus two additional people, excluding children under thirteen years of age." Town regulations also state that dens without a permitted closet do not qualify as bedrooms. The Boulders current CC&R's state that only two persons per bedroom are allowed to occupy a unit.
- Recommended 3-night minimum stay

☐ **Pets:**

- STR guests may not have pets with them during their stay, CC&R section 2.6

☐ **Use of Common Areas:**

- No parties or large gatherings
- Common areas are available for registered guest use only
- Respect for neighbors regarding impact of noise and music
- Guests will thoroughly clean up after use

☐ **Parking:**

- Keep the garage available for guest parking
- Driveway is for a second car
- A third car can park in guest parking
- All others must park on Deerfield Dr

☐ **Communication and Owner Responsibility:**

- As a good neighbor policy, get to know your neighbors
- Let neighbors know you are operating a STR
- Provide them with your, and/or local contact person's, contact information
- Reference the Town of Truckee STR Ordinances in your operating procedures

☐ **Provide a rental agreement**

- Include rules and recommendations corresponding with Boulders Association and Town of Truckee Ordinances (townoftruckee.com)