



BEAR CREEK LAKES

CIVIC ASSOCIATION

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PROPOSED DECLARATION AMENDMENT 2022

The Declaration of Covenants (“Declaration”) for Bear Creek Lakes planned community is contained in a series of restrictive covenants found in the original conveyances from the developer to third parties. To date, the Declaration has never been amended. The BCLCA Board desires to amend the Declaration to add a new Covenant dealing with short term rentals (STRs), which will bind all units in the community, and shall read as follows:

REGULATION OF SHORT-TERM RENTALS (STR)

- A. **Definition. A short-term rental (STR) is a unit improved with a dwelling that is rented or licensed to persons other than the unit owner for periods of less than thirty (30) days.**
- B. **All STRs in the Bear Creek lakes planned community must be registered with BCLCA. No more than eighty (80) units within Bear Creek Lakes planned community may be registered as short-term rentals at any one time. In the event that more than eighty (80) units in the Bear Creek Lakes planned community are registered as STRs on the effective date of this covenant, no more units shall be approved for registration as an STR until after the number of units registered as STRs falls below eighty (80).**
- C. **The Board is authorized to adopt such reasonable rules and regulations as it deems necessary or appropriate governing the use, operation, licensing, leasing, fees, violations, enforcement, and penalties relating to STRs.**

BCLCA EXPLANATION

Short term rentals have grown exponentially in Bear Creek Lakes. While many landlords and tenants are courteous and quiet, there have been many instances of bad behavior, including fireworks, loud parties, and underage drinking. It is BCLCA’s desire to allow for legitimate renting on both a short- and long-term basis, but to impose some reasonable safeguards to minimize problems and to maintain the family-oriented aesthetic in the community.