

BUCK SPRING PLANTATION(BSP) Short Term Rental rules

Unanimously adopted by Full Board January 18, 2024

1. Short Term Rental. **(STR)** Dwelling units that are used for overnight lodging accommodations that are provided to renters for less than 30 days for compensation.
2. STR are allowed per NC general statute¹ and therefore allowed in BSP.
3. Landlord to provide a fit premises. A landlord of a residential property used for a vacation rental (STR) shall comply with all current applicable building and housing codes.².
4. Landlord must not advertise for or allow us for sleeping capacity in violation of state and county health codes. Regardless of beds, advertising and use by a number greater than the allowed occupants according to bedrooms on approved septic permit issued by the Warren County Health Department (*plus two people*) is prohibited. *Example, If the home is only permitted for three bedrooms, you cannot list it as having sleeping capacity greater than eight people (3 bedrooms x 2 people)=6 6+2= 8 total*³
5. Landlord must not advertise finished space available for occupancy (attic, basements, or other), that has knowingly or otherwise not been permitted and inspected by Warren County.
6. Single family use groups only. No non-family groups. No duplex or basement use per Warren County Zoning Ordinance.⁴
7. Finished area below ground must be permitted and access from interior above grade level to not be considered a basement.⁵
8. The private roads in BSP have a restriction of no parking on the association-maintained Right of Way. All vehicles and trailers must be parked on private property.
9. STR landlords is responsible for notifying tenant and include in any advertising, that the use of the community common areas are prohibited by STR tenants.

¹ GS Chapter 42A

² GS Chapter 42A-31

³ Warren County Environmental Health Department (NCREC)

⁴ Warren County Zoning ordinance

⁵ Warren County Zoning and BSP covenants.

10. No signs may be erected on the property advertising “for rental”.⁶
11. No vehicles or trailers, or equipment belonging to a STR tenant may be left on the community common area lots.
12. Hunting and fishing lodge use or rental by hunting and fishing groups is prohibited by Warren County in R & R-L zoning.⁷
13. No activities that would be considered noxious or offensive by a neighbor are allowed. These include but are not limited to excessive noise, non-family friendly or adult oriented lyrics or music, unauthorized use of amenities, and illegal activities, drug use etc. are not allowed.
14. Events or large gatherings are allowed as long as the event does not have more overnight guests than the occupancy rating, and the parking is kept on the property, and the event causes no nuisance or disturbance to the community assets or neighboring properties.
15. Landlord shall be responsible for notification of restricted use of community amenities, nuisance rules, and location of nearest trash disposal sites to the tenant/renter.
16. STR landlords must register their contact information with the BSP POA via the owner’s portal as soon a put into STR use.
17. Anytime the STR contact information or ownership changes, the new information must be updated in the portal within 30 days.
18. Failure of owner or renter/tenant to comply with these rules could result in a fine(s) imposed by the POA and/or suspension of common area privileges to the property owner.
19. Notice of violations of the STR policy will be directed to the Property Owner not tenant unless actions are egregious.
20. If any single rule in these rules is deemed invalid, it does not invalidate the whole, and all other rules would still apply.

⁶ Buck Spring Plantation restrictive covenants

⁷ Warren County Zoning ordinance