

Property Owner Guide for Hosting Renters and Guests in Horizons Village

As of May 24, 2022

In keeping with the goals of the Horizons Village community to promote a peaceful environment for all to enjoy, the following expectations and recommendations have been set forth for property owners who host renters or other guests on their properties when they are not physically present. These suggestions and recommendations should be applied to all members of the community as they reinforce the guidelines in our Covenants.

- 1) It is recommended that property owners set forth explicit expectations up front in any advertisement of their property for rent. This should include language which conveys the desire of the community to maintain a tranquil, natural and low- nuisance environment that is respectful of the Horizons Village community and its natural landscape. Our hope is that by setting these expectations clearly in all advertising, we will attract like-minded and caring people who will understand and respect our rules.

Suggested language for the house listing (use in the Description of Property section):

This property is located in a peaceful, eco-friendly neighborhood that protects wildlife and promotes a tranquil, quiet atmosphere. The area is best suited for nature lovers and those looking for a quiet getaway. Disruptive parties, amplified outdoor music, and excessive noise are not allowed. Guests are encouraged to enjoy all the natural sights and sounds the landscape provides!

Suggested language for the House Rules section (applies to Airbnb):

The property is located in a neighborhood that has strict rules against disturbances to wildlife and other residents, as well as prohibitions on excessive noise and light. Bright exterior lights, disruptive parties, amplified outdoor music, and loud noises are not allowed. Sound travels far in the woods, so please be respectful of other residents in the neighborhood. Responsible use of the firepit is permitted, but please use caution given the surrounding forest [if applicable]. Bears are common in the neighborhood so please be sure to secure all outdoor trash, food, and other attractants.

- 2) It is recommended that property owners provide to any guests of their property the rules and regulations of the community (visit <https://horizonsvillage.org/lot-owners> to download a copy). These rules should be provided in advance of their visit, and a physical copy should be placed in a prominent location in the house.

- 3) The property owner must be available via cell phone at all times to respond to issues or complaints pertaining to their property or guests in their physical absence. It is important for the property owner to be immediately accessible to help resolve complaints in real time. Please ensure that your current phone number (home and cell) is included in the official Horizons Village address log by emailing the HVPOA Secretary at horizons.village@gmail.com.
- 4) If the property owner chooses to not make themselves personally available at all times, a local contact or property manager should be made available in their place. The direct contact information (e.g. cell number) for this management contact should be made available to the HVPOA Board, via the Board Secretary at horizons.village@gmail.com.
- 5) For the purposes of monitoring compliance with rules regarding excessive noise, compliance with parking regulations, fire safety and/or maximum occupancy, it is highly encouraged for property owners to utilize virtual monitoring tools such as remote video monitoring (e.g. Ring, Arlo, Wyze cameras) and/or noise monitors (e.g. Minut, Alertify, NoiseAware).
- 6) It is recommended that property owners understand bear behavior and take mitigating actions to reduce bear activity in and around their properties. For example, owners should secure trash and recycling bins and remove food, beverages, and other attractants from porches, patios, and decks. [Click here](#) for BearWise Tips from the Wintergreen Property Owner's Association. Raccoons and skunks are also commonly interested in trash and food left unsecured.
- 7) It is recommended that property owners provide for the responsible use of fire pits, if applicable. Property owners should have spark arresting screens for fire pits, along with access to water and fire extinguishers. Clear instructions on the safe and responsible use of fire pits should be provided to guests.

Consequences for Property Owner Violation(s)

Property owners are ultimately responsible for the conduct of their guests, whether family members, long-term tenants, or short-term renters. The [Horizons Village Covenants](#) provide for penalties for violations of the neighborhood's Covenants and restrictions. Every case will vary based on the type/severity of the covenant violation and the response of the property owner. The Compliance Committee and/or the HVPOA Board will work with the owner regarding inadequate issue response, repeat violations, corrective costs/measures and other consequences as provided in the Covenants, Bylaws, and Virginia law. To the extent violations continue, the HVPOA has these remedies available:

1. The Covenants allow the HVPOA to perform any remediation work and charge the property owner for the work. For example, clean-up of camping in common areas, removal of debris from roads, removal of litter.

2. A charge for a covenant violation which remains unpaid can become an assessment lien against the property. This lien may impede the owner's ability to sell and/or finance the property if unaddressed.
3. A charge for a covenant violation is a debt owed by the property owner to the HVPOA which can be reduced to judgment in the circuit court. The judgment is then enforceable by garnishing the property owner's wages and/or bank account.
4. If the issue is noise, use of the common land by large groups, light pollution or other violation that cannot be monetized and assessed, the HVPOA has the right to file suit in Nelson County for an order of injunction prohibiting the owner from whatever activity is violating the Covenants. The order of injunction may include attorney's fees and costs assessed to the property owner.
5. Our Covenants have a specific provision for damage to the roads. Property owners must repair any damage they or their family, guests or tenants cause. If damage is not repaired, the HVPOA may assess the repair to the owner after notice given.
6. The HVPOA may suspend a property owner's right to use the common areas for nonpayment of assessments that are more than 60 days past due.

Please be mindful of the suggestions outlined in this guidebook. Our goal is to set property owners up for success when hosting outside guests and prevent issues before they could arise. As neighbors, all efforts will be made to understand the reasons for any violations.

Thank you for helping keep Horizons Village a safe, quiet, and environmentally friendly place to live!