

CTHOA
CANTERBURY TOWNHOUSE OWNER'S ASSOCIATION
PO BOX 1237, CARRBORO, NC 27510-3237

Sept 21, 2018

RE: Notice – Short Term Leases Are Not Allowed

To: All Members of the Canterbury Townhouse Homeowner's Association

Please take notice that leasing or renting your units for short term (less than 30 days) is a direct violation of the Governing Documents and is not allowable at Canterbury. Pursuant to Article IX, Section 6 of the Declaration of Covenants, Conditions and Restrictions for Canterbury of record at Book 509 Page 563, Orange County Register of Deeds (as amended and supplemented, the "Declaration") provides that no Lot or the residential structure thereon shall be leased for transient or hotel purposes, nor may any Owner lease less than the entire residential structure on his Lot, nor shall any such lease be for a period of less than thirty (30) days.

Several unit owners have been in noncompliance of this Restriction and are hereby given official notice, in addition to prior notices and shall receive direct notices to "cease and desist" such activity.

The Board has received several complaints from Association Members and consequently the Board will pursue any necessary action to enforce this restriction including legal action with the guidance of an Association attorney.

If you are currently rent your unit out without or on a short-term lease, including through but not limited to organizations like AirBNB, please stop immediately.

If you witness such activity on going in a neighboring unit or have direct complaints of activity resulting from such a case, please submit your complaint in writing directly to the Board using Canterbury mailing address listed above.

To document this, the Board has had our attorney draft a legal Resolution which is attached for your review.

Sincerely,

The Board of Directors – CTHOA
Robert Kirshner, President
Neepa Ray
Ann Sandve

**RESOLUTION
OF
CANTERBURY TOWNHOUSE HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, being a majority of the Board of Directors (the "Board") of *Canterbury Townhouse Homeowner's Association, Inc.* (the "HOA"), acting pursuant to a meeting of the Board, take the following actions by signing their written consent hereto:

WHEREAS, Article IX, Section 6 of the Declaration of Covenants, Conditions and Restrictions for Canterbury of record at Book 509 Page 563, Orange County Register of Deeds (as amended and supplemented, the "Declaration") provides that no Lot or the residential structure thereon shall be leased for transient or hotel purposes, nor may any Owner lease less than the entire residential structure on his Lot, nor shall any such lease be for a period of less than thirty (30) days; and

WHEREAS, it has come to the attention of the Board of Directors that numerous Owners are leasing all or a portion of the Lot through "AirBNB" or other short-term rental arrangements for less than thirty (30) days; and

WHEREAS, said leasing is in violation of Article IX, Section 6 of the Declaration in that it both (a) provides for a lease less than thirty (30) days, and (b) allows leasing or transient or hotel purposes; and

WHEREAS, with full knowledge of all material facts and the interests of the parties concerning the matters of the actions contemplated, the Board has determined and deem it to be of benefit to and in the best interest of the HOA to take action against any and all short-term rentals and to take such steps as the Board deems necessary and advisable, and the undersigned believe it is in the best interests of the HOA to take action against short-term rentals within the HOA.

NOW, THEREFORE, it is hereby

RESOLVED, that the Board shall arrange to be send "cease and desist" notifications to all owners presently engaging in short-term rental activities; and

FURTHER RESOLVED, that the Board is hereby authorized and directed to do any and all things deemed necessary or advisable in requiring the cessation of short-term rentals; and

FURTHER RESOLVED, that all actions heretofore taken by the Board, and all things done by its authority with regard to short-term rentals and such documents shall be, and the same hereby are, ratified and approved.

This action is effective as of 9-21, 2018, and the undersigned hereby direct that this document be filed with the minutes of the HOA as part of the permanent Resolutions of

Robert M. Kirschner ctms
Robert Kirschner, Director

Neesa
Neesa Ray, Director

Ann Sandve
Ann Sandve, Director