

April 21, 2022

TO: White Bluff Property Owners
FROM: Your Board of Directors
RE: Rentals

As a reminder to all property owners, there are strict rules that apply to renting a home in White Bluff. We now have a full-time Compliance Officer that is enforcing the rules. The rental rules are as follows:

No house can be rented or leased for less than six (6) months.

A copy of the rental agreement or lease agreement must be on file in the POA Administration Office within thirty (30) days of the house being rented.

Full contact information for the renters must be provided to the POA.

The renters do not have access to White Bluff amenities with the exception of Mulligan's, The 19th Hole, and Lighthouse Pub. Renters may play golf and will pay non-property owner greens fees. They do NOT have access to the swimming pools, Pickle Ball Courts or tennis courts.

If renters wish to access White Bluff amenities, they can pay a \$500 per calendar year Access Fee. Security regularly patrols the amenities, and if a violation is found the homeowner will be responsible for any fines.

A violation of any of the above is subject to a \$250 fine for a first offense.

Renters must comply with all White Bluff rules and restrictions. Any violation by a renter will result in any applicable fine being charged to the owner of the house.

Vacation Rentals By Owner (VRBOs) or Air B&Bs are not allowed in White Bluff, and any rental of a home that does not comply with the above will be subject to a fine per occurrence.

If you have any questions regarding this policy, please contact the WBPOA office at 254-694-WBPO.