

Bachelor Gulch Lease Policy Summary (Adopted May 2, 2025)

- **No Short-Term Rentals:** Leases **under 14 days are prohibited** for Class A Estate Lots. **76 Elkhorn is part of this.**
- **License Required for 14+ Day Leases:** An Association **Leasing License** is required **before** advertising or leasing.
- **Annual Fee: \$500/year** per residence; license is **non-transferable** (a buyer must apply for a new license after purchase).
- **Local Agent:** Owner must designate a **24/7 Local Agent within 60 minutes** of the property (may be the owner or a manager).
- **Safety & Posting:** Must comply with occupancy and parking limits; maintain wildlife-resistant trash; **post** address, license number, Public Safety/Owner/Agent contact info, and current fire-restriction guidance inside the home.
- **Advertising Rule:** All lease ads must **include the Leasing License number**; STR advertising (Airbnb/VRBO, etc.) is not allowed.
- **Enforcement:** Violations may result in **finest, license revocation, and liens**; each day of non-compliance can count as a separate offense.
- **Grandfather Clause:** Only **owners of record at the time of recording (May 2025)** are exempt **until they transfer title**; buyers should expect **full compliance** upon purchase.
- **Applies To: Class A Estate Lots** only (see Exhibit A of the recorded policy); effective upon recording with Eagle County.