

## Craig See

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**From:** Austin Farshi <afarshi@vainc.com>  
**Sent:** Monday, February 5, 2024 9:58 PM  
**To:** Craig See  
**Subject:** Re: Limas - 620 Little Mountain Drive Romney, WV 26757

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Craig,

I hope you are doing well. Thank you for reaching out to gather more information about the short-term rental rules. As it stands now, we have 2 properties that are doing short-term rentals. The HOA has not had an official policy on short-term rentals since the rules were established before the short-term rental phenomenon. The HOA rules have remained the same since its inception. With a simple majority vote, the rules can be modified whenever an owner calls for a vote. Given these facts, I would consult with a lawyer on how to promote/market the listing. But at the least, I suggest putting a disclaimer that HOA policies and rules are subject to change at any time, given the appropriate support by the owners.

Given the lack of specific language granting homeowners grandfather privileges once a rule is changed, the new owners would not be subject to an exception should a policy be added or revised after their purchase.

Thank you, Austin  
301-526-6869

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**From:** Craig See <craig@pioneerridgerealty.com>  
**Date:** Monday, February 5, 2024 at 9:27 AM  
**To:** Austin Farshi <afarshi@vainc.com>  
**Subject:** Limas - 620 Little Mountain Drive Romney, WV 26757

Hi Austin,

I hope you're doing well. I am currently working with the Limas on bringing their property located at 620 Little Mountain Drive in Romney, WV to the market. The Limas have indicated that in the past, the property has been used for short-term rental. I always like to check with the HOA before advertising that use as permissible.

Please let me know if you have any insights or if there are any specific steps we need to take regarding the HOA's approval for this type of usage. Your guidance on this matter would be greatly appreciated.

Thank you,

*Craig E. See*

**Craig E. See, Broker**  
**Certified General Appraiser**  
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