

Vacation Rental Standards and Recommended Guidelines

These standards and guidelines were developed to enhance the vacation rental property owner/manager experience and to communicate the HOA's expectations regarding vacation rentals. Our goal is to support property owners and managers as well as neighborhood residents to maintain a relationship of transparency and compliance with city and county codes.

- **REGISTRATION:** All properties must be registered with City, County, and State agencies. The HOA Board will report noncompliant properties to the City of Fort Lauderdale Code Enforcement Division, which will result in fines from the city.
- **RING DOORBELL CAMERA:** We highly suggest all properties have exterior video surveillance for viewing guests upon arrival. Each property owner/manager should closely monitor the total number of guests on the property and quickly address large parties and events that have not been approved. The doorbell camera tool will also allow you to ensure that the number of guests complies with the "maximum 2 guests per bedroom" ordinance mandated by the city. A plug-in ringer can be installed indoors and provided for guest use as an amenity that will alert them when deliveries are made.
- **SECURITY DEPOSIT:** We recommend requiring a security deposit for all your rental bookings. In our experience, the only individuals who object to this policy are the ones who are inclined to break your House Rules. Your Rules section should clearly state that the security deposit will be forfeited for violations such as excessive noise or parties. Additionally, requiring a **4-night minimum stay** will help deter guests who are planning to rent for the purpose of hosting a party or group event.
- **CONTACT NUMBER:** The HOA must have a local phone number for the property owner and/or manager to be called if any complaints are being reported by neighbors. Providing a local contact number is also a requirement for City license registration.
- **NO STREET PARKING:** No street parking is allowed in our neighborhood for any renters. All vacation rental guests must park in your driveway. To avoid receiving citations you must state in your rental listing the maximum number of parking spaces available in your driveway and garage. When booking a property make sure to remind the guests that parking is restricted to the listed number of vehicles only. A map of the driveway and garage parking is required by the city and must be posted within the home.
- **GARBAGE CANS:** All garbage cans must be marked with your house number. ALL discarded items must be placed inside the appropriate cart. NO PILES of bags or boxes are allowed. Do not rely on guests to put out and remove garbage carts, you need to develop a plan for placing them curbside and returning them to your property promptly after pickup. Store garbage carts on your property out of street view.



Waste disposal carts are to be neatly placed on the south side of the street for pickup. Wheels are to be placed against the sidewalk with the cart sitting in the street. Carts are to be placed with the handles facing the sidewalk and the lid openings facing the street. Garbage collection begins at 7:00 a.m. on Mondays and Thursdays so place your carts near the south curb on Sunday and Wednesday evenings to ensure pickup.

Monday pickup:

BLACK GARBAGE CARTS ONLY

Thursday pickup:

BLACK GARBAGE CARTS

BLUE RECYCLING CARTS (loose recyclables only, NOT to be placed in bags)

GREEN YARD WASTE CARTS

- **APPEARANCE:** As you will want to impress your guests and receive high review ratings, your landscaping must be consistently well-maintained.
- **NOISE ORDINANCE:** As part of the City Vacation Rental Registration, all vacation homes must post a copy of the Noise Ordinance both in the home and within the vacation rental booklet for guests to review. We suggest putting the copy in a nice frame and placing it either on a coffee table or in the kitchen, and stating: **“Any sound shall not be plainly audible between the hours of 10:00 p.m. and 7:00 a.m. daily for a period of one (1) minute or longer, at a distance of twenty-five (25) feet or more from the source property line, and at a distance of fifty (50) feet or more from the source property line between the hours of 7:00 a.m. and 10:00 p.m. daily.”**
- **NOISE ALERT SYSTEM:** To help prevent the frustration of neighbors reporting loud guests, and to remind guests of our strict noise ordinances, we recommend installing a noise decibel monitoring system such as Noise Aware. Noise Aware requires a subscription and costs approximately \$180 per year. You and the guest will receive a text alert if the monitor detects noise above the allowed decibel level. It can also be used to verify that the noise level was not exceeded if an unfounded complaint is lodged. You may monitor outside the home only, or both inside and outside. We **highly suggest exterior noise monitoring** for all homes.

Questions or concerns, please contact:
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