

ALLURE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION
RE: SHORT-TERM RENTALS AND TRANSIENT OCCUPANCY
(MARCH 4, 2026 RESTATED RESOLUTION)

Purpose

The Board of Directors finds that short-term rental and transient occupancy activity within a high-rise condominium presents substantial risks to the health, safety, welfare, security, and quiet enjoyment of residents, including but not limited to uncontrolled building access, increased fire and life safety exposure, crowding, elevator strain, property damage, and increased liability.

This Resolution restates and supersedes the prior Short-Term Rental Resolution adopted November 15, 2016.

Authority

This Resolution is adopted pursuant to:

- Article 17, Section 17.9 of the Declaration (leasing restrictions)
- Article 11 of the Declaration (Board authority to adopt rules)
- NRS 116.3102
- NRS 116.31031

Leasing Requirements (Existing Declaration Standards)

Pursuant to the Declaration:

1. No Unit may be leased without prior written approval of the Association.
2. Each lease must be in writing.
3. Each lease must be for the entire Unit.
4. No lease shall be for a term of less than one (1) year.
5. Month-to-month tenancies are prohibited.

Definitions

For purposes of this Resolution:

Short-Term Rental or Transient Occupancy means:

- Any occupancy of a Unit for a period of less than one (1) year;
- Any occupancy of less than thirty (30) consecutive days;
- Any arrangement where compensation, consideration, or value is exchanged for temporary lodging;
- Any repeated pattern of short-duration occupancy;

- Any advertisement, listing, marketing, or offering of a Unit for temporary lodging, whether or not a booking occurs.

Compensation includes money, barter, services, or any thing of value.

Advertisement includes listing on platforms such as Airbnb, VRBO, Booking.com, or similar services, whether directly or through a third party.

Prohibited Conduct

The following are prohibited:

1. Offering or advertising a Unit for short-term rental or transient occupancy.
2. Allowing occupancy of a Unit for less than one year.
3. Permitting hotel-style, vacation, event, or party-based use of a Unit.
4. Providing keys, fobs, access credentials, or access devices to transient occupants.
5. Installing lockboxes, smart locks, keypad locks, or other devices facilitating transient occupancy without written approval.
6. Engaging third-party short-term rental management services.

Each separate booking, stay, advertisement, or rental period shall constitute a separate violation.

Health, Safety, and Welfare Classification

The Board hereby determines that short-term rental and transient occupancy activity in a high-rise building poses a substantial adverse effect on the health, safety, and welfare of residents due to:

- Loss of controlled access
- Fire and life safety risk
- Overcrowding and party activity
- Elevator congestion and abuse
- Increased risk of property damage
- Increased insurance and financing exposure

Accordingly, violations of this Resolution shall be classified as Health, Safety, and Welfare violations pursuant to NRS 116.31031.

Enforcement

For violations of this Resolution, the Board may:

- Bypass the Courtesy Notice requirement
- Accelerate hearing timelines
- Impose substantial per-incident fines as Health, Safety, and Welfare violations
- Treat each booking or advertisement as a separate violation

- Suspend use of common elements (excluding ingress/egress)
- Deactivate or suspend access credentials
- Seek injunctive relief
- Recover attorney's fees and costs as permitted by law

The amount of any fine shall be determined in the Board's discretion and shall be commensurate with the severity, intent, frequency, and risk created by the violation.

Access Control Measures

If the Board determines that access credentials have been used to facilitate short-term rental activity, the Association may:

- Temporarily deactivate such credentials
- Require reissuance at Owner's expense
- Limit guest access privileges

Failure to comply may result in additional sanctions.

Owner Responsibility

Unit Owners are responsible for:

- The conduct of all occupants
- Ensuring compliance with leasing restrictions
- Providing copies of approved written leases
- Ensuring that occupancy complies with the one-year minimum term

Ignorance of guest conduct shall not excuse violations.

No Waiver

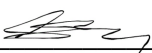
Failure of the Association to enforce in one instance shall not constitute waiver of enforcement in another instance.

Severability

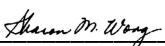
If any provision of this Resolution is determined invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Effective Date 3/4/2026

This Resolution shall become effective thirty (30) days after distribution to all Owners.

By: _____

By: _____

By _____