

**OLD TOWN COTTAGES HOMEOWNER'S ASSOCIATION, INC.**

**Dedicatory Instruments**

**Guidelines for Duration of Rental/Lease**

**WHEREAS**, Lots in Old Town Cottages are subject to the Declaration of Protective Covenants for Old Town Helena, recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama on March 31, 1997; and

**WHEREAS**, the Board of Directors ("Board") for the Old Town Cottages Homeowner's Association, Inc.'s wishes to protect Old Town Cottages residents from the risks and negative impact of short-term rentals within the community, preserve the character of the community, facilitate the use of common areas, and reduce the risk of premises liability; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of Shelby County, Alabama in compliance with Code of Alabama § 35-20-5(b)(2).

**NOW, THEREFORE, IT IS RESOLVED** that the attached guidelines for Duration of Rental/Lease have been established by the Board and are to be recorded with the Probate office of Shelby County, Alabama.

**OLD TOWN COTTAGES HOMEOWNER’S ASSOCIATION, INC.**

**GUIDELINES FOR DURATION OF RENTAL/LEASE**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Old Town Cottages Homeowner’s Association, Inc. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Protective Covenants for Old town Helena (“Declarations”); and

WHEREAS, the Board of Directors (“Board”) of the Association determined that in connection with maintaining the character of the community, facilitating the use and premises liability risks of common areas, and minimizing the risks and negative impacts of short-term rentals within the community, it is appropriate for the Association to adopt guidelines regarding the duration of rentals and leases of Lots in Old Town Cottages.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Duration of Rental/Lease* within the Old Town Cottages community:

**DURATION OF RENTAL/LEASE**

**Lots may be rented only in their entirety; no fraction or portion may be rented. All leases shall be in writing and shall be for an initial term of no less than six (6) months, except with the prior written consent of the Board of Directors. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Lot Owner within ten days of the execution of the lease. The Owner must make available to the lessee current copies of the Declaration of Protective Covenants for Old town Helena and its amendments, the By-Laws of Old Town Cottages Homeowners Association Inc., and the rules and regulation available from the Board. The Board may adopt reasonable rules regulating leasing and subleasing.**

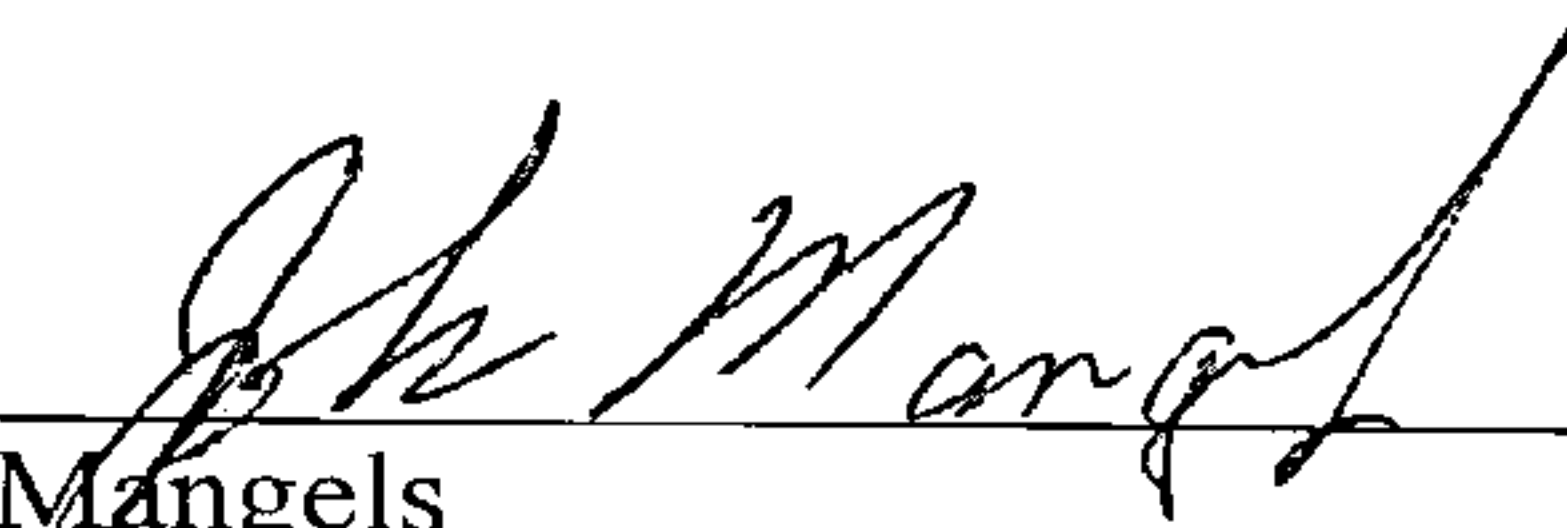
**A violation of this Duration of Rentals/Leases provision restriction shall result in a \$500.00 fine for the first violation, and any subsequent violation shall result in a \$1,000.00 fine per violation.**

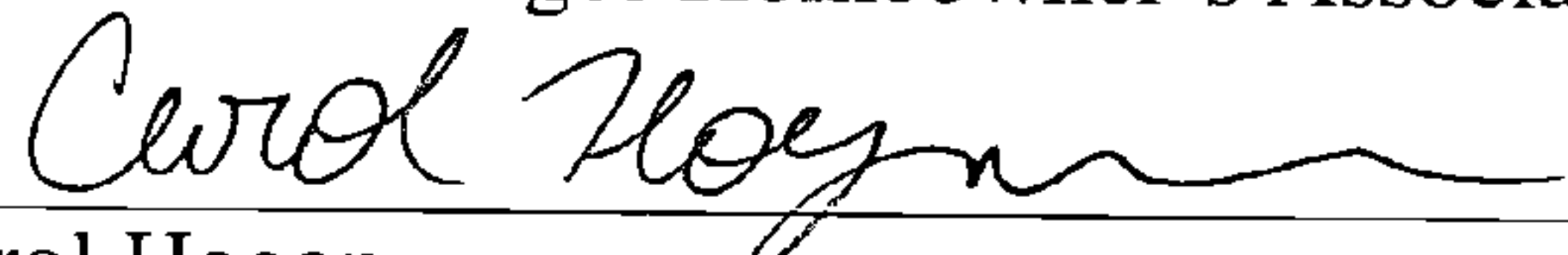
**The guidelines are effective upon recordation in the Probate Office of Shelby County, Alabama. Except as affected by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.**


Vote - Circle YES or NO


House Number \_\_\_\_\_


Signature \_\_\_\_\_

  
\_\_\_\_\_  
John Mangels  
President  
Old Town Cottages Homeowner's Association, Inc.

  
\_\_\_\_\_  
Carol Hogan  
Board Member  
Old Town Cottages Homeowner's Association, Inc.

  
\_\_\_\_\_  
Jeff Tribolet  
Board Member  
Old Town Cottages Homeowner's Association, Inc.

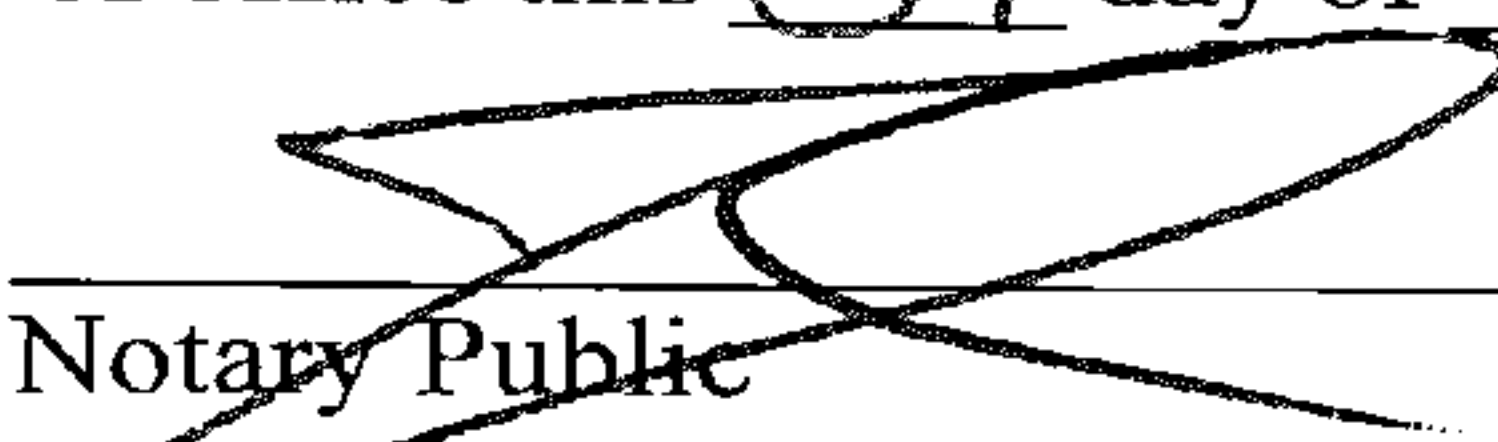
  
\_\_\_\_\_  
Colin Dunklin Dunkin  
Board Member  
Old Town Cottages Homeowner's Association, Inc.

  
\_\_\_\_\_  
Jerry Breazeale  
Board Member  
Old Town Cottages Homeowner's Association, Inc.

STATE OF ALABAMA     )  
SHELBY COUNTY         )

Before me, the undersigned authority, personally appeared John Mangels, Carol Hogan, Jeff Tribolet, Colin Dunklin, and Jerry Breazeale, all members of the Board of Directors for Old Town Cottages Homeowner's Association, Inc., an Alabama non-profit corporation, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 07 day of June, 2022.

  
\_\_\_\_\_  
Notary Public

John M. Alford  
Notary Public, Alabama State At Large  
My Commission Expires March 28, 2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/29/2022 10:27:01 AM  
\$28.00 BRITTANI  
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*Alli S. Bayl*