

OCEAN PINES ASSOCIATION, INC. PROPOSED MOTION

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DATE: May 30, 2021 TOPIC: Short Term Rental Guideline FOR INCLUSION IN MEETING HELD SUBMITTED BY: Frank Daly SECO	ON June 16, 2021	
MOTION: To undertake any and all actions necessary to incorporate the Worcester Count Codes for Short Term Rentals (ZS1-351), Litter (PH1-106) and Noise (ZS1: III-46) into the Declarations of Restrictions in all sections of Ocean Pines and, for violations of these codes, to suspend a Member's ability to engage in short term rentals of their dwelling and to levy fines.		
PURPOSE AND EFFECT: To effectively regulate short term rentals and implement additional objective restrictions for the mutual comfort of all members.		
BACKGROUND: In 2019 the Board began a process to develop an effective process to regulate short term rentals as a result of specific problems encountered in a small number of properties. This process was suspended in spring of 2020 to determine if county passed legislation would effectively regulate these types of rentals and provide an effective means with dealing with problems. Experience in the summer of 2020 proved that this was not the case and the OP efforts resumed. After meeting with the Fire Marshall, the Fire Chief, the Police Chiefs, County Officials and attorneys from Williams, Moore, Shockley & Harrison, LLP. As a result of these discussions, it has been determined that the best course of action is to incorporate the Worcester County Code for Short Term Rentals, Litter and Noise into the Declaration of Restrictions for each section of Ocean Pines. This approach will be no more restrictive on owner property rights than existing law but will give Ocean Pines the power to enforce and fine property owners in violation of these codes.		
MOTION OUTCOME: PASSED: FAILED:		
DIRECTORS IN FAVOR:	DIRECTORS OPPOSED:	DIRECTORS ABSTAINED: