

# NORDIC VILLAGE RULES AND REGULATIONS FOR RENTALS

Nightly rentals of Living Units by their Owners shall be permissible subject to such rules as the City and Association may promulgate from time to time. *Nordic Village CC&Rs First Amendment to Declaration, Article VII.2.*

Homeowners engaging in renting their property must abide by the rules set forth by Nordic Village<sup>1</sup>, the Utah Community Association Act, and Park City Municipal Corporation, as follows:

1. Park City Municipal Corporation requires that any homeowner engaging in nightly rentals of their property must obtain a Nightly Rental License. See Park City Ordinance 4-2-1.<sup>2</sup>
2. Park City Ordinance 4-5-3.<sup>2</sup> Note the following amendment to the Ordinance:  
*B: Management Standards #8 – Nordic Village Homeowners Association rules explicitly prohibit on-street parking on common area roadways; i.e., Nansen Court and Amundsen Court. This is due to safety concerns as on-street parking on these narrow roads prohibits emergency vehicles from accessing residents.*
3. As per Utah Community Association Act 57-8a-218(2) “for a lot that an owner leases for a term of less than 30 days, the Association may impose a reasonable limit on the number of individuals who may use the common areas.” Further, “an Association may limit the number of occupants permitted in each residential dwelling.” Common areas refer to Nansen Court and Amundsen Court, corroborating the No Street Parking rule.
4. Nordic Village CC&Rs also prohibit any use or occupation that “create[s] a nuisance or would interfere with the rights of any Owner.” Thus, the Association, acting through the Board, may determine that a use or occupancy constitutes a nuisance in violation of the Declaration and proceed with enforcement action pursuant to the Association’s governing documents and the Utah Community Association Act.
5. Accordingly, Nordic Village has imposed nightly rental restrictions, as follows:
  - Minimum rental stay is three (3) nights
  - The number of guests is limited to three (3) persons per bedroom (room count is approved and listed on all Nightly Business Licenses as required by Park City).
6. Homeowners are responsible for enforcing trash and recycling bin rules with their tenants. Bins must be removed to an appropriate storage space within 24 hours of pickup. Fines will be imposed for infractions, as follows:
  - *Three notices will be sent if bins are not removed within 24 hours of pickup*
  - *If violations continue thereafter, a \$100 fine per infraction will be imposed, to be billed monthly*
  - *Homeowners will be notified when their trash cans are left out 24 hours after pickup to be given every opportunity to comply*

<sup>1</sup>Refer to [Nordicvillagehoa.com](http://Nordicvillagehoa.com)—HOA News for more details regarding Rules and Regulations.

<sup>2</sup>Park City Municipal Ordinances are posted on our website under Resources.