

*Sherman Pines Homeowners' Association, Inc.*

**RESOLUTION NO. 1 OF 2023**

**PROHIBITION OF THE USE OF A MEMBER HOME FOR SHORT-TERM RENTALS**

**WHEREAS**, Section 9.01 of the Sherman Pines Homeowners' Association, Inc. Declaration ("Declaration") provides that all member homes shall be exclusively used for "Residential Purposes" only and purposes incidental and accessory thereto; and

**WHEREAS**, Warren County and the Town of Queensbury have enacted laws and regulations restricting the use of short-term rentals; and

**WHEREAS**, the Town of Queensbury has defined the term "Residential Use" as "the use of a structure or parts thereof as a permanent place of dwelling;" and

**WHEREAS**, the Board of Directors desire to further define the term "Residential Purpose;" now, therefore be it

**RESOLVED**, that a short-term rental or a rental of a member home for less than thirty (30) days is not a residential use supported by Section 9.01 of the Declaration; and it is further

**RESOLVED**, that the use of a member home as a short-term rental is strictly prohibited; and it is further

**RESOLVED**, that the Board of Directors shall retain the right to amend or repeal this resolution.

*28<sup>th</sup>* **IN WITNESS, WHEREOF**, the Board of Directors have executed this Resolution the day of April, 2023

I hereby certify that the above resolution was duly adopted by unanimous consent by the Sherman Pines Homeowners' Association, Inc.

  
Secretary, Board of Directors

  
President, Board of Directors