



REGATTA POINT VILLAS

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Rules and Regulations for Short-Term Rentals

1. USVI Law states, as an owner of a unit that rents Short-Term and receives payment for that use, you are required to hold a Small Business License. You are required to inform the management of Regatta Point Villas (RPV) that you are renting and operating a small business.

2. A. The USVI Department of Licensing and Consumer Affairs (DLCA) has introduced a new business license for Short-Term Rentals. You can read this requirement via St Thomas Source at the following link:

<https://stthomassource.com/content/2020/12/17/dlca-announces-new-license-for-short-term-rentals/https>

2. B. Steps for obtaining a Business License from the DLCA can be found at the following link:

<https://dlca.vi.gov>

The Regatta Point Villas Executive Committee (RPV EC) is taking this law very seriously. As an owner that rents Short-Term you are required by both the USVI Government and the RPV EC to adhere to this law. You are to obtain this license and provide the number to the RPV manager. You have from this date forward, a grace period of four (4) months to secure the required license and provide that number to the RPV manager. If this is not done, your name and unit number will be turned over to the DLCA. This serves as your notice to comply with this mandated USVI requirement.

3. Units shall not be altered in any way to increase the number of bedrooms as designated in the Declarations of the Condominiums. Units are designated as Studio, 1 Bedroom, and 2 Bedroom and the maximum number of guests in units will be limited to the following:

Studios – 3 guests;

1 Bedroom – 4 guests; and

2 Bedroom – 6 guests.

4. Short-Term rentals are any rentals less than one month (Short-Term). The minimum Short-Term rental period will be 5 days, with no exception.
5. Owners must follow the RPV Rules and Regulations, Rules and Regulations for Short-Term Rentals, and Laundry and Trash Area Rules and Regulations and Owners are to provide guests with RPV Rules and Regulations, Rules Specifically for Short-Term Renters, and Laundry and Trash Area Rules and Regulations attached as Exhibit A. These Rules and Regulations must be posted on the back of the entry door.
6. Owners must post an emergency contact number for rental related problems. Renters are not to use RPV staff for this purpose. AirBnB, VRBO, or other rental company contacts as appropriate.
7. Owners who rent their units need to supply the renter with a remote control for the gates or a security card. These can be obtained from management at a specific cost to the owner. The owner should require the return of these cards or remotes when the renter completes his rental agreement.
8. The owners need to inform their renters that the laundry machines require tokens. Tokens may be obtained at the vending machine located outside the Ambassadors Club on the northwest side of the building. The laundry room doors must be kept closed at all times, even while doing laundry.
9. Any damage to the complex that a renter creates will be the responsibility for the condominium owner to compensate RPV.
10. Only condominium owners of RPV are allowed access to the Ambassador's Club, gym and rooftop patio. No Renters are allowed use of these facilities.
11. No barbeque grills can be used in or on the balcony of rental units. RPV does not provide grills for rental use.

Policy and Rule Violations

As RPV Owners (**you will be held responsible for your renters**), failure of either party to follow and adhere to these stated Renter Rules and Regulations will be held in violation of said policies and rules. Penalties and fines for failure to follow, will be administered as outlined in Regatta Point Villas' "General Fine Schedule for Association Rules & Policy Violations"

Exhibit A

Rules Specifically for Unit Renters

1. Fun, Health, Happiness and Respect are the most important rules for guests.
2. RPV rules and regulations are required to be followed by all persons staying in a rental unit.
3. **No Smoking** is allowed in any common area(s), i.e. Pool area, inner courtyard walkways and building stairways. It is also **NOT ALLOWED** in limited common areas, i.e. balconies. Smoking is allowed in designated areas only.
4. No items may be hung on the railings of balconies or stairways.
5. Renters are not allowed to have pets within the unit or on property.
6. Renters are to use only designated parking space for the unit.
7. Renters should use laundry and trash facilities in their designated area. Dumpsters on the property are for RPV's use only and not to be used for renters or guests.
8. No loud music, television, or personal yelling or screaming is allowed at any time on property.
9. Renters are not allowed to use the Ambassador's Club facilities, including the gym or rooftop patio.

Laundry and Trash Areas Rules & Regulations

1. Safety is most important and the door needs to be locked upon leaving. Doors are not to be propped open at any time. Keys need to be supplied both to owners and renters.
2. Cleanliness is also very important. All garbage needs to be in proper plastic bags and placed directly in the large plastic trash cans. All cardboard boxes need to be broken down and placed on the side of the trash cans, as not to take up room for garbage bags.
3. Major appliances such as refrigerators, dishwashers etc., are not to be stored in the laundry room and the owners need to make arrangements for the removal at the same time a replacement appliance is installed. This is not the responsibility of RPV employees.
4. Fans need to be running during washer/dryer operations. This can help keep the heat at a reduced level. It can also reduce possible injury.