

Dear Keystone Ranch Homeowner,

This Short-Term Rental Survey is being provided to you as a member of the Keystone Ranch Homeowners' Association. If the results of this Survey indicate that the majority of the Membership wants to see some mitigation of short-term rentals the Board will have our legal counsel prepare an Amendment to the Declarations based on homeowner input and seek a formal vote on the issue. Your input is critical. Thank you for taking the time to complete and submit this Survey.

Note: A number of Keystone Ranch homeowners support allowing commercial short term rental of homes in Keystone Ranch (albeit a small minority), and the Board has already received harassing and vulgar communications and threats of litigation from some of those owners concerning the Board's investigation into prohibiting or restricting short term rentals. Regardless of those threats, the Board plans to continue its investigation into the possibility of prohibiting or restricting commercial short term rentals as it was instructed to do by a large number of members of the Association. The enclosed survey is an important part of that investigation.

Note: If an Amendment to Declarations is prepared it will require a 2/3 vote of the Membership to become effective (50 out of 74 homes).

Please complete this Short Term Rental Survey and submit by January 31, 2022 via the following Survey Monkey link: <https://www.surveymonkey.com/r/P3ZLWZ5>

All personal information identifying the individuals responding to the Survey will be kept confidential. However, the general responses to the Survey will be open to inspection by the members of the Homeowners' Association.

For purposes of this Survey the term 'short-term rental' is defined similarly to the Summit County Government's definition: 'A residential dwelling unit or any room therein that is rented for periods of less than 30 consecutive days'. This does not pertain to personal use of the home by family and friends where no rental fee is paid or to family trust lease-back situations.

Thank you,  
Keystone Ranch HOA Board of Directors  
John Pringle  
Chris Ornes  
Jayn Karl  
Kris Ciccolo  
Vince Donahue