

Before You Rent Your Home at The Capes...

The founders of The Capes were adamant that they wanted to create a peaceful, quiet retreat for owners to enjoy without the noise, traffic and overall chaos that generally ensues in communities where the “weekend warrior” type of short-term renting takes place. They purposely wrote the CC&Rs to ensure that The Capes would not become one of those communities.

Renting is allowed at The Capes on a very limited basis as follows:

1. Per **Article 12.3 Rental Restrictions** of the CC&Rs, you are allowed to rent your home for a total of no more than 30 calendar days per year. A copy of Article 12.3 Rental Restrictions can be found in the Resource section of this document.
2. Per **Article 12.3 Rental Restrictions** of the CC&Rs, a single rental may not be for a period of LESS than 7 continuous days
3. Prior to renting, you must obtain a Short Term Rental permit from Tillamook County.
4. You must notify the manager's office prior to each renter's arrival. You can do this by logging in to the Owner Portal on The Capes' website (TheCapesHOA.org > Owner Portal), clicking on the Visitors module and selecting Pre-Register Visitor. (You would use this same form for any guests or friends who are staying in your home when you are not present as well. The only exception would be family members, which do not require notification.)

The Board can fine an owner for violating any of the items listed above, and according to their website, Tillamook County fines \$500 per day for renting without a permit...so please make sure to have all your ducks in a row before you rent!

Resources

The Capes CC&Rs Article 12.3 Rental Restrictions (excerpt taken from page 39 of the CC&Rs)

12.3 Rental Restrictions. Each Owner shall be allowed personally to rent the use of such Owner's Living Unit; provided, however, that an owner may not rent its Unit without first giving notice to the Association of the dates during which the Unit is or will be rented and the person(s) to whom the Unit will be rented. All persons renting Units are required to register with the on-site manager at the times of their arrival and departure. No sub-rentals or any other form of occupancy right other than a direct rental from an owner are allowed. Unless otherwise allowed by the Board of Directors of the Association, no Owner may rent or lease a Living Unit for a period of time of less than seven (7) continuous days and no owner may rent or lease a Living Unit for more than a cumulative total of thirty (30) days during a calendar year. If an Owner rents a Living Unit to any person or entity who during the term of such rental violates any of the provisions of this Declaration or any rules or regulations established by the Association, then the Board of Directors of the Association may order that no Living Unit may be rented to such person or entity in the future. Such restriction is for the overall benefit of the Property and is intended to maintain quality in rental activities, and to restrict traffic, an excessive number of occupants, and the excessive use of the Living Units by persons other than Owner.

To view the CC&Rs in their entirety, visit:

TheCapesHOA.org > Documents > Governing Documents > Current Governing Documents > 2003-03-22 CC&Rs Amended and Restated

Or follow the link:

[2003-03-22 CC&Rs Amended and Restated.pdf](#)

The Capes Policy for Guest Registration

Visit:

TheCapesHOA.org > Documents > Governing Documents > Current Governing Documents > Policies > Guest Registration Policy.pdf

Or follow the link:

[Guest Registration Policy.pdf](#)

Tillamook County Ordinance #84 - Short Term Rental Ordinance and Short Term Rental Permit Procedures:

Visit:

www.co.tillamook.or.us > under “Departments,” select “Community Development” > Short Term Rental > View permit procedures on this page, or scroll to the bottom of the page to “Supporting Documents” to find the pdf of Ordinance #84

Or follow the links:

[Short Term Rental Permit Procedures](#)

[Ordinance #84](#)