

RULE 12:

1. Recognizing that one of the original covenants to owning real property in the Scientists' Cliffs Association was that Members agreed that their "property shall not be used for any business purpose but shall be used exclusively for residential purposes and not otherwise, unless with written consent of the Association" and also recognizing the myriad ways in which the Internet has made all real estate transactions today less transparent, therefore, in order to preserve the original intent of creating and maintaining a cohesive residential community, rentals of Member homes, or any part thereof, shall be limited and allowed only as follows:

A) Rentals that are regularly made available to the public through a marketplace or accommodations facilitator, such as but not limited to Airbnb and VRBO, and therefore are subject to the Maryland State Sales tax as businesses, are restricted to terms of no less than thirty (30) consecutive days

B) Casual, incidental or occasional rentals for terms of less than thirty (30) consecutive days that are arranged directly between the Member and the renter without use of a marketplace or accommodations facilitator shall be allowed

C) Rentals for terms of thirty (30) consecutive days or longer, however arranged, shall be allowed

2. Recognizing also that there are Owners (including possessors via the terms of a trust) of five community residences (the "Owner" or "Owners" as set forth below*) that have been and are taking advantage of marketplace or accommodations facilitators to rent their homes to members of the public for periods of less than thirty (30) consecutive days, temporary exclusion from the restriction in Section 1A) is granted to these Owners and only these Owners and to these specific properties only, effective January 1, 2023. As to each Owner and property the temporary exclusion shall terminate on the first to occur of 1) the Owner(s) ceasing to operate their rental business, 2) the Owner(s) death, or 3) transfer of the property by the Owner. For the avoidance of doubt, the temporary exclusion shall terminate and cannot be transferred to any agent of the Owner (including but not limited to a property management company) nor to any subsequent owner of the property, including by way of gift, trust, will, or inheritance or estate planning, nor by Court decree.

3. Any amendment to this Residential Use Restriction shall be subject to the terms and procedures as set forth in Article IX, sections 1 and 2.

4. Rentals of any sort to, or use by unchaperoned groups, including but not limited to fraternities or sororities, is prohibited.

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George and Jessica Springsteen, 1928 Elm Rd, Gate E, Port Republic, MD
Gary and Virginia Umberger, 1936 Elm Rd., Gate E, Port Republic, MD

Brett Raynor, 2120 Bluebell Rd., Gate B, Port Republic, MD
Terry Farman, 2590 Aspen Rd., Gate A, Port Republic, MD
Dan and Justina Head, 2646 Aster Rd., Gate A, Port Republic, MD