

ONE LOUDOUN NEIGHBORHOOD ASSOCIATION, INC.

POLICY RESOLUTION NO. 7 –

SHORT-TERM RESIDENTIAL RENTAL RESTRICTIONS

WHEREAS, One Loudoun Neighborhood Association, Inc. (“Neighborhood Association”) was created pursuant to a Declaration (“Residential Declaration”), dated November 28, 2007, and recorded among the Land Records of Loudoun County, Virginia at Instrument Number 20071129-0083003; and,

WHEREAS all property located within the Residential Neighborhood is subject to the Neighborhood Declaration, and all property within One Loudoun, including the Residential Neighborhood, is subject also to the Master Declaration; and,

WHEREAS, in addition to the Residential Declaration, the Neighborhood Association is governed by, among other things, its Articles of Incorporation (“Neighborhood Articles”) and Bylaws (“Neighborhood Bylaws”) (together, the Neighborhood Articles, Neighborhood Bylaws, and Residential Declaration, along with any rules and regulations adopted by the Neighborhood Association Board of Directors, are referred to herein as the “Neighborhood Governing Documents”); and,

WHEREAS, Article III, Section 3.5 of the Neighborhood Bylaws states that the “Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Neighborhood Association and may do all such acts and things as are by applicable law or the Residential Declaration or Articles required to be exercised and done by the Neighborhood Association;” and,

WHEREAS, Article III, Section 3.5(vii) of the Neighborhood Bylaws further provides that the Board of Directors shall have the power to “Enact and amend Rules and Regulations from time to time; provided however, that no such Rules and Regulations so adopted shall be in conflict with the Residential Declaration;” and

WHEREAS, Section 55.1-1828 of the Virginia Property Owners' Association Act, Va. Code§ 55.1-1800, et seq. (the “Act”), requires that all Owners and their tenants, guests and invitees comply with the Residential Declaration and all provisions of the Act; and

NOW THEREFORE, the restrictions on Short-Term Residential Rentals within Neighborhood Association are hereby adopted.

A. MOTIVATION

- The One Loudoun Residential Declaration, Section 1, observes that communities have personalities just like people, and that the personality is usually established at the beginning of the community's life.
- To maintain and promote the personality of the Residential Neighborhood for long-term residents and positive social

interactions and bonds between them.

- To maintain and promote the personality of Residential Neighborhood for its residents by supporting and encouraging long-term ownership and long-term rentals.
- The One Loudoun Residential Declaration, Section 2.2, states the Neighborhood Association may establish a minimum lease term.

B. DEFINITION

- A Short-Term Residential Rental (STRR) in the Neighborhood Association, per Loudoun County Chapter 1470 Short-Term Residential Rental Registration, is the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.
- STRR properties are those that are typically listed on websites, such as Airbnb and VRBO, per Loudoun County ZOAM-2018-0001.

C. LEASE RESTRICTIONS

- The minimum lease term within the One Loudoun Neighborhood Association shall be thirty (30) days. No owner shall lease any property or portion of a property within the One Loudoun Neighborhood Association for any period of less than thirty (30) days, with the exception of a renting back their residence to the resident-seller immediately following its sale.

D. DOCUMENTATION

- The Neighborhood Association shall gather documentation of STRR within the Neighborhood Association from sources including but not limited to: Loudoun County's short-term residential rental registry; websites such as Airbnb and VRBO; social media posts.

E. ENFORCEMENT

- Any violations of this Resolution will be pursued in accordance with the One Loudoun Neighborhood Association's Due Process & Enforcement resolution and the Neighborhood Governing Documents.

**ONE LOUDOUN NEIGHBORHOOD ASSOCIATION, INC.
RESOLUTION ACTION RECORD**

Resolution Type: **Policy**

No. **7**

Pertaining to: **Short-Term Residential Rental**

Duly adopted at a meeting of the Board of Directors of the One Loudoun Neighborhood Association, held July 17, 2024. The STRR shall be effective June 30, 2025.

Motion By: STEFAN MIDFORD

Seconded By: LAURETTE CIFALA

NAME	TITLE	YES	NO	ABSTAIN	ABSENT
David Fischer	President	✓			
Michael Joyce	Vice President		✓		
Laurette Cifala	Treasurer	✓			
Jennifer Hoskins	Secretary				✓
Stefan Midford	Director	✓			