

Dear Country Club Estate Members,

First and most importantly please be sure and submit your proxy or vote in person for the bylaws rewrite.

Also, in light of our meeting on May 15, 2023, the Board of Directors wishes to clarify the proposed changes to the bylaws, specifically regarding the ban of short-term rentals within the CCE neighborhood. Following last year's annual meeting, we have been working diligently for many months to address this issue, under the advice of counsel, and we wanted to express some of the reasons why we have decided to propose this ban and what we feel the benefit to the neighborhood will be.

Since the inception of the VRBO/Airbnb model, we have seen increased activity in short-term rentals in our neighborhood and all around the area. What started out as a way for people to rent their homes out a couple of times a year to mitigate costs has now turned into a largely unregulated rental market, with few controls being enforced by the Village of Fontana or State of Wisconsin (including a lack of criminal background checks on renters).

The board has received numerous complaints (and directly experienced other situations) involving short-term rentals that have negatively affected the neighborhood. Here is a small list:

1. Intoxicated persons sleeping on porches, decks, and even in homes they were not renting.
2. Drunken activities such as public urination, reckless driving, solicitation for purchase, and sale of illegal narcotics.
3. Cars being parked on front lawns and illegally due to overbooking of houses.
4. Illegal fireworks being launched dangerously.
5. Overall rowdy and unacceptable behavior in the presence of children and families.

We are certain that for every one of the above, many rentals go unnoticed and without problem. But it only takes one incident to change a family's life forever, and allowing short-term renters into our neighborhood only increases the likelihood we will be impacted. As a result, we proposed a significant change to our bylaws banning all rentals of less than 12 months. We felt this is fair to the homeowners and the neighborhood.

During our May 15, 2023 meeting, however, we heard from a passionate few property owners that have been diligent in their quest to rent and have followed all the rules and regulations for short-term rentals. After listening to these homeowners and considering their comments, the board has decided to revise its position on a full short-term rental ban, to now 'grandfather in' the properties that were legally registered with the State of Wisconsin and the Village of Fontana as of May 15, 2023.

Section 2 of Article VII of the proposed, revised bylaws now states:

*Section 2: Only persons who are members of the Association, in good standing, shall be allowed to rent their respective properties, and no assignment or sublease of any permitted rental shall be allowed. Beginning on January 1, 2024, no property within CCE may be leased for a term of less than one (1) year; provided however, that notwithstanding the foregoing, any member of the Association in good standing and possessing, as of May 15, 2023, a valid tourist rooming house license from both the Village and State of Wisconsin for any property within CCE may continue to rent the property so licensed for periods of no less than seven (7) consecutive days to any one party until the first to occur of (i) the date on which that person no longer holds title to such property, or (ii) the date on which that person no longer holds a valid tourist rooming house license from either the Village or State of Wisconsin for such property.*

If these bylaws are approved, all other short-term rentals will be banned and the board will exercise all its options available to enforce this ban. We feel this is the best way to move forward and protect the interests of the neighborhood.

Finally, a question came up at the May 15, 2023 meeting regarding whether Section 11 of Article VI of the proposed, revised bylaws would prohibit the parking of certain vehicles, watercraft, trailers, etc. within CCE. To avoid any confusion on this issue, the Board has amended that section to read as follows:

Section 11: *No vehicle, watercraft, camper or trailer that is abandoned, inoperable or not registered through the appropriate governmental agency (when such registration is required) shall be parked outside on driveways or lots, at any time.*

We, the Board, strongly feel you should support this rewrite of our bylaws and request that you submit your proxy vote or attend the meeting in person so you may exercise your voting rights as a member of the CCE Association.

Sincerely

CCE Board of Directors