

**Blue Sky Estates**

PO Box 61  
Adirondack, NY 12808

**Subject: Reminder of Community Guidelines on Short-Term Rentals**

Dear Blue Sky Members,

We hope this letter finds you well! As a valued part of our private community, we appreciate your dedication to keeping Blue Sky Estates a peaceful and enjoyable place to live.

Recently, it has come to our attention that some properties may be listed for short-term rentals through online platforms, realtors, or other advertising methods. We want to kindly remind all homeowners that short-term rentals are not permitted under our Protective Covenants and Restrictions. These covenants are legally binding and apply to all current and future property owners in Blue Sky Estates.

Our governing documents state: *"The lot shall be used for **single, private residential purposes only**, and shall not be used for any commercial purposes, except that same may be used for a private rental but not as a business."*

To clarify, this means that:

- Private rentals must be private arrangements between individuals and cannot be publicly advertised in any way, including on rental platforms, realtor listings, or other advertisements.
- Private rentals are long-term in nature (such as a lease for an extended period) between the owner and an individual and on a one-off basis, rather than recurring or frequent rentals.
- Short-term rentals, vacation rentals, or any rental activity resembling a business operation are prohibited.

These rules help protect the privacy, security, and character of our community. Violations will result in consequences as outlined in our Rules and By-Laws, as well as the Protective Covenants and Restrictions. This can include being classified as a member not in good standing, which may impact your rights and privileges within the community.

Additionally, enforcing these rules requires financial and administrative resources, which increases costs for all HOA members. By following the covenants, we can avoid unnecessary expenses and ensure that community funds are used for neighborhood improvements and maintenance, rather than legal and enforcement measures.

We sincerely appreciate your cooperation and commitment to upholding the integrity of Blue Sky Estates. If you have any questions or need further clarification, please don't hesitate to reach out.

Thank you for being a valued member of our community!

**Sincerely,**

The Blue Sky Estates Board of Governors  
President: Kimberly Muffly