

+Sunset Lane

Property Owners Association

1122 Sunset Lane Austin, TX 78734
(512) 974-5234
hoaboard@sunsetlanetx.com
sunsetlanetx.com

2/21/24

Hillary Nickerson
58 Holly Lane

Dear Hillary,

I am writing to inform you that we have received reports that you have been renting out your unit on a nightly basis, in violation of the covenants, conditions, and restrictions (CC&Rs) of our homeowners association (HOA). We take the CC&Rs seriously as they are in place to preserve the safety, quality of life, and value of our community.

As you are aware, the CC&Rs prohibit nightly rentals, and only long-term rentals of at least [insert specific time frame] are allowed. Your guests who rent your unit on a nightly basis create a safety and security concern for our community, and we have received complaints from other residents about noise, trash, and other issues caused by these short-term rentals.

Therefore, we kindly request that you immediately cease and desist from nightly rentals of your unit. Instead, you should only rent your unit for long-term leases, as outlined in the CC&Rs.

If you continue to rent your unit on a nightly basis, we will have no choice but to take legal action against you, which may include fines, suspension of privileges or services, or other appropriate actions. We hope that you will comply with our request and help us maintain the safety and quality of our community.

Thank you for your cooperation in this matter. If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Erin Maxfield
Sunset Lane POA Board