

CRRA Short-Term Rentals: How They Were Limited, Then Allowed

A timeline built entirely from the Association's own board minutes and governing documents. Read the records and judge for yourself.

One thing to keep straight: CRRA has long run its **own** cabin/villa rental program (500+ properties) as a revenue source — that was never restricted. The “restrict, then allow” story below is about **owner short-term rentals (STRs)**, and it turns on a registration fee, a \$500 penalty, and a deed restriction. The records show **no community-wide STR ban, cap, or moratorium was ever adopted**; the earliest restriction of any kind is from **2022**.

A. How the Board limited / restricted STRs

Nov 19, 2016 — Earliest rental-fee policy on record: an “**Administration Fee for Rental Properties Policy adopted by the BoD on November 19, 2016.**” (Referenced in the 2018 minutes; the 2016 motion itself is not in the portal.)

Source: Open Session Minutes, 2018-03-17 (OCR of scanned minutes)

Apr 30, 2022 — First mention of a **cap** on rentals — still only being studied. “*Rental Caps — Our attorney is investigating this and will present findings at June meeting*” and “*Attorney looking into putting a cap on rentals.*”

Source: Open Session Minutes, 2022-04-30 (OCR)

Jun 25, 2022 — Governing-document amendment approved (unanimous) creating the owner-rental **registration + \$500 fine** framework and defining “temporary guests.” “*...add rental Fines \$500 for owners who do not register.*”

Source: Open Session Minutes, 2022-06-25 (OCR)

July 2022 — Board passes the **\$500 penalty for rental owners who do not register** with the POA. (Documented in the Sept. 24, 2022 minutes; vote recorded **11 Yes, 1 No.**) “*Owners who fail to submit the required rental/lease fee will be assessed a \$500.00 fine per occurrence...*”

Source: Open Session Minutes, 2022-09-24

Nov 13, 2023 — The hardest restriction: a **deed restriction prohibiting STRs on all land CRRA sells**. Motion by Molfetto, second by Davison, **passed unanimously**. STR manager reported **512 active STR properties**. “*There shall be no short-term rentals or home swaps...*” (for terms under 12 months without Board approval).

Source: Open BoD Minutes 11-13-23 Amended; echoed in Newsletter Nov 17, 2023

B. How the Board later allowed / loosened it

Oct 14, 2025 — Board **creates the Short-Term Rental Committee** to advise on “the proper governance of properties being used as... short-term rentals” — an accommodation posture, not prohibition.

Source: Open BoD Minutes 10.14.2025; STR Committee Charter

Dec 9, 2025 — Board **rescinds the RV-park restriction** that had limited campers to members/sponsored guests, citing lost income. Mr. Hazzard moved to rescind; **passed unanimously**.

Source: Open BoD Minutes 12.9.2025

Mar 10, 2026 — Board **lifts the 2023 deed restriction** — a direct reversal. *“A motion from the STR Committee to lift the deed restriction on CRRA land sales... the deed restriction on future land sales was suspended by a unanimous vote.”*

Source: Open BoD Minutes 3.10.2026 AMENDED

May 12, 2026 — Board adopts a **\$5 per person, per day** pay-per-use amenity access fee (MacLaren/Jackson; Ms. Ford abstaining). The broader STR fee-structure rule change was tabled to June.

Source: 12May26 Open BOD Meeting Approved

Jun 9, 2026 — Board **suspends the short-term-rental gate fee** pending production of the “impact study” that supposedly justified it — on a recorded roll-call vote.

Source: June 9, 2026 Board meeting recording

Current Rules & Regulations (June 9, 2026), Art. VII §4 — STRs are **allowed**, governed by an “Administration Fee for Rental Properties” whose dollar amounts are deliberately kept out of the rules (“available in the CRRA office”), plus the \$500 non-compliance penalty.

Source: Rules and Regulations CRRA June 9, 2026

About the “\$29 → \$39 → \$59” gate fee: those dollar figures appear **nowhere** in the Association’s text-readable or OCR’d records. The only documented fee progression is CRRA’s **own cabin-rental admin fee**: \$25 (2003) → \$26 (2010) → \$39 (2018) — not an owner gate fee. The current Rules keep the administration-fee amount out of the document entirely, which is why no one can point to where the suspended gate-fee amount was set.

Sources & method

Every entry above is drawn from CRRA's own Open Session Board Minutes, committee minutes, newsletters, and the current Rules & Regulations, as posted to the Owner Portal. Many older minutes (2017–2022) were posted only as scanned images with no searchable text; those were converted to text by OCR and are noted as “(OCR).” OCR can introduce small errors — any figure, date, or quote should be verified against the original scanned page before use in a filing. All 2019 minutes were read in full and contain **no** owner-STR restriction or fee action.

Disclaimer. This timeline is the author's own compilation of public association records, prepared in good faith for CRRA owners. **I believe it to be accurate** based on those records; because some entries are drawn from OCR of scanned minutes, which can contain errors, please verify any figure, date, or quote against the original documents. It is **not legal advice** and is not a substitute for counsel.

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