

HAMILTON COVE IS NOT A CONDOTEL

Hamilton Cove consists of 184 condominium units and 6 single family residences. It is located on the shore on Catalina Island. As such it is subject to the requirements of the California Coastal Commission. When it was built, the Coastal Commission required that Owners be permitted to engage in Short Term Renting.

The Association is managed by the Owners. There is no management company. Eighteen units are occupied full time. The remaining units are second homes.

With regard to any aspect that might result in Hamilton Cove being characterized as a condotel the following are the facts:

1. Hamilton Cove is **not** licensed as a hotel or operated as a hotel.
2. There is **no** registration desk.
3. The Association does **not** provide any cleaning service, central telephone service, central key system or other hotel like service.
4. There is **no** rental program or rental pool.
5. The Association receives **no** revenue from Short Term Renting
6. Hamilton Cove is **not** transient in nature. Units were rented for less than 20% of the available nights in 2019.
7. There is **no** commercial space at Hamilton Cove.
- 8 Owners who engage in Short Term Renting must have an individual located in Avalon, California available 24/7 whenever renters are present to take charge of or control the renter's actions.

Some Owners who engage in Short Term Renting use one of two local rental agencies: Hamilton Cove Realty and Catalina Island Vacation Rentals. **Despite its name, the Association has nothing to do with Hamilton Cove Realty.** The Association has nothing to do with Catalina Island Vacation Rentals. Both entities advertise on the Internet. In addition, some Owners who engage in Short Term Renting use Airbnb or other Internet sites to advertise their units. **The Association has nothing whatsoever to do with such advertising and no way to control it.**

If Fannie Mae or Freddie Mac have characterized Hamilton Cove as a "condotel", it is incorrect. There is nothing the Association can do to correct this. Only lenders can raise the issue.

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