



Cowpet Bay West

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November 18, 2025

To: All owners

Re: Short Term Rental (STR) Rules Discussion

Dear Owners,

Thank you all for your interest in this topic. As you might expect, we have heard from owners both FOR and AGAINST short term rental rules. The letters are written with emotion and conviction. I respect all your differing opinions and standpoints.

As I said during our open board meeting, I am not going to respond to every letter individually, but your voices have been heard.

Today, we have placed a new "button topic" on the owners' portal titled "STR Topics". Here, you will find

1. The owner's 9-8-2025 letter that began my effort to initiate STR rules
2. My reply to that owner dated 9-19-2025
3. An analysis of the legal aspects of STR rules researched and written by Director, Rick Hunter
4. My DRAFT motion to place controls on STRs; introduced at the 11-11-2025 open board meeting (tabled to December)
5. DRAFT poll to help the board understand how much STR activity actually exists in CBW and for owners to express their opinions on some possible STR rules

Please be patient as we finalize the poll. We will present it to all owners as soon as possible.

Make no mistake, this Board of Directors is acting in good faith to make decisions and take action that is in the best interest of the majority. Not everyone will be happy with the outcome of this exercise. Good governance requires compromise. Please keep the expression of opinions respectful. Thank you.

Sincerely,



Kevin M Gregory, President
CBW Board of Directors