We purchased this property in May 2020 on a 1031 Exchange after selling 2 other rentals. Because of this designation according to tax laws, we are only allowed to occupy the home 14 nights or less per year. It was being used as a short-term rental at the time of our purchase. We hired the previous Property Manager and kept the listing he was already using. We also purchased all the furnishings in the home from him. The neighborhood was clearly designed and zoned for this type of use. There is an off-street parking spot for 3 vehicles directly in our front yard. The HOA fees include landscaping, snow removal, and maintenance of our private road. The home is listed on Airbnb and VRBO by our property manager, Brady Jeppsen, who manages 15 other homes in the Ogden Valley.