



You have recently received several messages regarding a proposed amendment affecting Desert Mountain rental restrictions. The DMMA board initiated this proposal in response to a new Arizona law, effective January 1, 2017 that prevents cities, towns or counties from prohibiting short-term rentals. Many private nearby communities similar to Desert Mountain have existing language in their CC&Rs, which allows their HOAs to restrict short-term rentals. Unfortunately, Desert Mountain's CC&Rs do not. This proposed amendment will assist the DMMA in maintaining your elite private community status.

With that in mind, the DMMA Board proposed this amendment to formally protect homeowners from the potential risk of short-term renters who may not share your commitment in caring for your property, respecting your neighbors, or abiding by the DMMA's policies. These proposed changes will initially and ultimately protect your property rights while assuring you still have personal control over your residence and who might occupy them in your absence.

We have received several questions and misunderstandings that we wish to answer and clarify:

- Your children, friends and associates may still use your home on a short-term basis. Doubtful that you would charge them rent. Other Desert Mountain homes would also be available to you for rent under similar circumstances.
- The potential for prospective Club members to rent short-term can still be facilitated through the Desert Mountain Club, as they are members of the HOA.
- The proposed 60-day rental restriction for non-members is consistent with existing policies in similar high-end Arizona communities. In fact, most have short-term rental restrictions of six months or greater.
- Six Desert Mountain villages (Cochise Geronimo, Haciendas, Lone Mountain II, Lost Star, Seven Arrows and Saguaro Forest) already have existing restrictions for rentals of less than 30-days in their governing documents. They are not be affected by this amendment.
- There have been, unfortunately, reported "incidents" involving existing homeowners and renters, which this amendment intends to address.