



July 11, 2018

Re: Residential Rentals in Desert Mountain
[REDACTED]

Dear Rental Property Owner,

As most residents are aware, the amendment to the Association's CC&R's restricting short-term rentals was passed by a vote of the members on May 1, 2018. The restriction, which will go into effect on January 1, 2019, allows Desert Mountain Owners and Desert Mountain Club Members (eligible renters) to rent another home in the Community for less than 30-days. All other rentals by those who are not Owners or Club members must be for at least 30-days.

In the first quarter of 2018, the Ad Hoc Rental Parameters Committee identified your property as one that is currently rented, or has been rented at some time during the past three years. We are reaching out to you to ensure you are aware of the new restriction and provide you with some information that may be helpful should you continue to rent your Desert Mountain home.

- Any short-term rental agreement for dates after January 1, 2019, executed prior to the May 1, 2018 vote, will be "grandfathered". Agents and owners should provide that notification to the DMMA Office in order for the security file to be updated. Short-term rental agreements made after the May 1, 2018 vote will need to be in compliance with the new restriction. Please do not rent or advertise your property to any NON owner or NON Club member for less than 30 days starting January 1, 2019.
- If your intention is to continue to rent your home, we ask that you please register this information with the DMMA office. A form can be found by logging in to the Desert Mountain Master Association website at www.desertmthoa.com.
- Advertising Club amenities associated with your home rental is strictly prohibited. The Club's guest pass access is for family only, not renters.
- Make sure that when you do have someone renting your home (either before or after the 30-day restriction begins) that you inform the DMMA Office at least 72 hours prior to the tenant arriving at Desert Mountain. Information on the tenant will need to be uploaded to the security system to allow for easy entry when they arrive.
- Please advise your tenants about when trash cans may be placed out, where to park and that the speed limit in the Community is strictly enforced by radar. Please note, if your tenant receives a speeding ticket and does not pay the fine, you, as the owner, are responsible.

If you have any specific questions regarding the rental restriction, you can contact me at the DMMA office or visit the Association website for all the pertinent information.

Regards,

Kevin

Kevin Pollock, PCAM, CAAM
Executive Director