

Desert Mountain Homeowners Association



Sign up for GateAccess.net to modify your guestlist. Contact Vicky Harjung at vharjung@desertmthoa.com to get started!



Short Term Rental Policies and Fines

What You Need to Know if You Are Planning to Lease or Swap Your Home

On May 1, 2018 an amendment to the CC&Rs was approved by property owners that changed our governing documents regarding short-term rentals and home swapping. These changes go into effect on January 1, 2019. Unless you have a rental agreement that was signed before May 1, 2018, you may not rent your home for less than 30 days to anyone who doesn't own property at Desert Mountain or who isn't a member in good standing at Desert Mountain Club. If you have a short-term rental agreement signed before May 1, 2018 for a 2019 rental, please notify the HOA/Desert Mountain Master Association (DMMA) office in writing by November 1, 2018. You can drop it off, mail it, email it or fax it to us.

EFFECTIVE JANUARY 1, 2019

For Property Owners Who Want to Lease Their Homes for Less Than 30 Days

- Your home cannot be located in the villages of: Cochise-Geronimo, Haciendas, Lone Mountain II, Lost Star, Seven Arrows or Saguaro Forest, as rentals for less than 30 days are prohibited in these villages. Please note, eligible renters and those agreements made prior to May 1, 2018 do not apply in these villages.
- If you have a home that you want to advertise on the DMMA website to eligible renters, you must complete the form titled: Desert Mountain Short-term Home Rentals, which is available on the DMMA website at www.desertmthoa.com —> Rental & Home Exchange. You will be able to include pictures of your property, pricing, location, restrictions, etc. Eligible renters will be able to go to that location and determine if your property is a good fit for them. You will negotiate with them directly.

- In order to be a eligible renter, the person/s leasing your home must own property at Desert Mountain or must be a member in good standing with the Desert Mountain Club.
- Agents and/or owners are asked to register their renters' information by completing the [Access Authorization Form](#) and the [Rental/Home Exchange Property Form](#), which are available on the DMMA website at www.desertmthoa.com —> Rental & Home Exchange. We would like to have this information at least 72 hours before the tenants arrive, so it can be uploaded to the security system and will allow easy access at the gate.
- All tenants must abide by the published rules of our community. Please advise them about timing of trash pickup, parking, gate access, wildlife, obeying the speed limit, etc. If your tenant receives a violation/speeding ticket and does not respond, you will be responsible for their violation.
- We strongly encourage you to contact a real estate professional when leasing your home—even to people you know. A signed leasing agreement will create a common understanding of expectations, and could protect you from liability if something unexpected happens.

For Property Owners Who Want to Lease Their Homes for 30 Days or More

- If you intend to rent your home, we would like you to register this information with DMMA by completing the [Access Authorization Form](#) and the [Rental/Home Exchange Property Form](#), which are available on the DMMA website at www.desertmthoa.com —> Rental & Home Exchange. We would like to have this information at least 72 hours before the tenants arrive, so it can be uploaded to the security system and will allow easy access at the gate. We want your tenants to have a positive first impression when they enter our community.
- You may not advertise Club amenities when advertising your home. The only unaccompanied guest pass that is available is for specified family members as defined by the Club's by-laws—not renters.
- All tenants must abide by the published rules of our community. Please advise them about timing of trash pickup, parking, gate access, obeying the speed limit, information about wildlife, etc. If your tenant receives a violation/speeding ticket and does not respond, you will be responsible for their violation.
- We strongly encourage you to contact a real estate professional when leasing your home.

For Homeowners Who Want to Exchange/Swap Their Homes

- Your home exchange/swap must be for a period of 7 days or more.
- When you exchange/swap your home, we would like you to register with DMMA by completing the [Access Authorization Form](#) and the [Rental/Home Exchange Property Form](#), which are available on the DMMA website at www.desertmthoa.com —> Rental & Home Exchange. We would like to have the completed forms at least 72 hours before the tenants arrive, so it can be uploaded to the security system and will allow easy access at the gate.
- You may not advertise Club amenities when exchanging/swapping your home. The only unaccompanied guest pass that is available is for specified family members as defined by the Club's by-laws—not renters.
- All tenants and temporary residents must abide by the published rules of our community. Please advise them about timing of trash pickup, parking, gate access,

speed limits, wildlife, etc. If the person/s living in your home receives a violation/speeding ticket and does not respond, you will be responsible for their violation.

- We strongly encourage you to contact a professional real estate agent when exchanging/swapping your home.

Short-term Rental/Home Swapping Enforcement and Fines

- We will be monitoring the websites that advertise home rentals in our community. Please make sure your advertisement adheres to the new restrictions. In order to enforce these restrictions, the staff and security patrols will be monitoring rental activity, and will respond to any concerns expressed by homeowners.
- To ensure that all property owners comply with the short-term rental/home swapping restrictions, the Board of Directors has approved the following schedule of fines:
 - If a property owner advertises property for rent to ineligible renters for a term less than 30 days, the property owner will receive a violation notice by registered mail. The property owner will be required to terminate such advertisement within 48 hours of the receipt of the violation notice.
 - If the property owner fails to terminate the advertising within 48 hours, or advertises a second time, a \$5,000 fine will be assessed. For any additional advertisements, the fine will increase in \$5,000 increments, for example, \$10,000 for the second advertisement, \$15,000 for the third, etc.
 - If a property owner rents property to an ineligible renter for a term of less than 30 days, the property owner will be fined \$5,000, or the amount of the rent plus 20%, whichever is greater.
 - For any additional rental violations, the fine will increase in \$5,000 increments, as described above.

These fines and enforcement procedures were adopted by the DMMA Board of Directors in order to keep Desert Mountain a premier residential community. If you have any questions please call or visit us at the DMMA office.

Desert Mountain Master Association (DMMA)
10550 East Desert Hills Drive, Suite 100
Scottsdale, AZ 85262
Office: 480-635-5600
Fax: 480-488-7484

DMMA Staff Phone Numbers:

Main Gate:	480-635-5630
Main Office Line:	480-635-5600
Main Office Fax:	480-488-7484
Design Review:	480-635-5605
Owners Services (OSB):	480-635-5610
DHE Gate:	480-635-5635



REMEMBER: Download the full HOA [list](#) of phone numbers with Email addresses and print for easy reference.

Design Review Meetings

Design Review Meetings are scheduled on the first and third Thursday of every month. They take place at 8:00am at the HOA Office, which is located at 10550 East Desert Hills Drive, Suite 100. Please send an [email request](#) or call 480-635-5605 to be included on the meeting schedule.

Your HOA's new communication tool is Constant Contact. Please add this email address to your contact list thus avoiding messages appearing as spam.

Desert Mountain Master Association
10550 E. Desert Hills Dr. Suite 100 * Scottsdale, AZ 85262
480-635-5600 HOA@desertmthoa.com