President’s Message 3

Over the past few weeks there have been several articles in local newspapers and social media posts concerning short term rentals in VOC and the greater Sedona area. There may be some questions about how this issue impacts our neighborhood. Below is a synopsis of how short term rentals have been addressed within our Pinon Woods III HOA.

In 2018, it was recognized that our Covenants, Conditions, and Restrictions (CC&Rs) did not adequately address this issue. In fact, they did not address it at all, and the HOA board at that time decided to take action to correct this deficiency. A section on Leasing Restrictions was drafted and offered to the community for review, comment, and approval. In order for any change to be made, the CC&Rs require written consent from no less than 70% of the ownership. After the language was thoroughly addressed within the community and the 70% approval threshold was met, the First Amendment to the CC&Rs, adding a section on Leasing Restrictions, was recorded in Yavapai County effective April 1, 2019.

The CC&Rs as amended restrict leases in PW3 to no less than 30 days. They also prohibit any lots from being used as a time share or house swap. They require that owners provide to the HOA the name(s) and contact information for adult tenants occupying the property, as well as the dates of occupancy and tenant vehicle information. Finally, owners are responsible for assuring compliance with the provisions of our PW3 governing documents, and are jointly and severally responsible for any violations by their lessees.

Your PW3 HOA board is in full support of the right of homeowners to execute monthly or yearly rentals of their property, as may best suit their individual circumstances. Nevertheless, we are equally committed to ensuring that these leasing restrictions are upheld for the benefit of the entire community.

Sincerely,

Chris Hartman

President, Pinon Woods III Homeowners Association