



Pinnacle Mountain Property Owners Association Recommendations for Short- & Long-Term Rental Agreements

Apps like Airbnb, Vrbo, and many others now offer our members new ways to utilize their homes when they're not around. To help owners navigate these apps and ensure a pleasant experience for renters, rentiers, and neighbors alike, the Board, with the help of members on the mountain that have used these services, has put together the following recommendations for members to consider when using such services. As a reminder, **these are not requirements except where stated**, merely suggestions and ideas to help members. You may use all or none of these in your agreements.

- **The Gate Committee asks that anyone planning to rent out their home get a rental specific code**, separate from their personal code. This allows better control of renter access if you should decide to stop renting or have an unpleasant experience with a renter. For security reasons, rental codes are typically refreshed every 6 months.
- The association has very specific guidelines and requirements for outdoor firepits and burning. These are to protect not only those doing the burning, but also our neighbors. We are a remote community, and the rugged terrain makes fighting fires especially difficult should they get out of hand. **Renters should be advised to read and understand the burning regulations posted on our website. A link to this and other Rules & Regulations is provided below for convenience.** As a reminder, **Renters are bound by the same rules, regulations, and covenants as our membership.**

<https://pinnaclemtnpoa.org/rules-%26-regulations>

- In accordance with the policies of our association, renters should be notified that **all properties within the association prohibit hunting. In addition, recreational shooting (target, skeet, etc.) is prohibited FOR RENTERS ONLY. Owners are free to shoot between sunrise and sunset.** Those who do choose to partake in recreational shooting are reminded to be extremely mindful of neighboring homes and lots. The nearest home may be beneath you on the mountain side!
- All of our roads are gravel and were never built to NCDOT standards, which makes them more challenging to traverse than most roads, or even other gravel roads. As such, **it is recommended that members ask renters to use AWD or 4WD vehicles when visiting the mountain.** This will help ensure renters can access your property, and that they do not damage the road that we all pay to maintain.
- While our homes are more spaced out than most communities, sound still travels a great distance, both through the woods, but also over the valleys, especially in the winter. **Members should ask renters to be respectful of neighbors when it comes to loud music and parties, especially in the twilight hours when others may be sleeping, even if they do not see any immediate homes in their vicinity.**
- Similarly, while much of the mountain appears uninhabited and wild, all land on our mountain is owned by private residents (except for the front entrance and front gate). **Do not trespass on others' property without their express and direct consent. Stay on the roads if out for a stroll, exploring, or just enjoying nature unless given permission by the owners.**

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- On the flip side, we do have acres and acres of wonderful woodland habitat that makes our association so special, **so we should be conscious of litter and follow the old hiking adage, “Carry In – Carry Out”, and do not leave anything in the woods or outside the property that shouldn’t be there.** We do have bears on the mountain, so **trash should only be left outside if it is in a bearproof container.**

This advice has been specific to the Association mostly, but some general recommendations from others on the Mountain that have and still use these services is as follows:

- Have a signed rental agreement, one that preferably requires capture of a photo ID.
- No third-party bookings (i.e. Mother books for children, or friends booking for other friends). This helps ensure all parties that will actually be at the house are aware of the rules you set.
- Be sure to check renter ratings if using Vrbo or Airbnb, and be cautious of people asking for discounts or who are overly aggressive when requesting a discount.
- Consider having rules or procedures for your renters (i.e., Pets vs. No Pets, no smoking, where trash should be stored, what to do with dishes or dirty linens, house temperature, etc.) or other items that you may want to be clear on to avoid confusion.
- Consider including a security deposit in the event your property is damaged or stolen.

We hope you’ve found these suggestions helpful and welcome feedback from others to expand these suggestions in the future. If you should have any questions please contact the Board of Directors at the email address below.

Sincerely,

PMPOA Board of Directors

Email: pinnaclemountainpoa@gmail.com