

Community Approves Amendment to CC&Rs on Short Term Rentals

Casa del Cielo has approved, by a vote more than 75 percent of the Owners, an amendment to the CC&Rs governing the leasing of units in CdC.

A copy of the Approved Amendment is available on the CdC website. Owners who are renting or considering renting their property should download a copy of the amendment from the CdC website and review it carefully.

Here are the major provisions of the Amendment, which adds a new “Section 4.24 RENTING/LEASING,” to the CC&Rs (**new/changed provisions in bold**):

- Lots may be leased from time to time for residential purposes only.
- **At least ten (10) days before commencement of a new lease term, the Owner must submit to CdC a completed tenant registration form. A copy of the form is available on the CdC website.**
- No Owner may lease less than the entire Lot and its residential unit.
- **No Lot shall be leased or rented for a term of less than thirty (30) days.**
- **No advertising of any kind (print, internet website or other means) shall offer a Lot for lease/rental for less than term of less than thirty (30) days from the start date of the lease. Any advertising that violates this provision shall also be evidence of the existence of leasing.**
- Owners shall enter into no more than two (2) new leases during a 365 day period.
- **No Lot may be used for vacation rentals or timeshare purposes.**
- Subleasing or assignments of leases are prohibited.
- Owners should provide a copy of the CdC rules to the tenant.
All leases must be in writing and provide that the terms of the lease are subject to the CdC CC&Rs, and that any violation by the Lessee or other occupants shall be a default under the lease.
- Any Owner who leases must provide the Lessee with copies of this Declaration and the Rules.
- Owners are responsible and liable for any violation of CdC rules by their tenants and guests. In the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations.
- **Violations of the lease are subject to a monetary fine by the Association.**

The intent of these provisions is to maintain CdC as a friendly residential community where people know their neighbors, whether they are owners or long-term renters. The Architectural Control Committee will be monitoring advertising of vacation/short term rentals beginning this

fall, and will investigate any complaints that a unit appears to be in violation. If you have any questions, please direct them to the ACC at casadelcieloscottsdale@gmail.com.