

Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"

June 27, 2023

Pinewood Country Estates Rental Owner:

Pinewood Country Estates community members have expressed concerns to the HOA **regarding the care and use of rental properties.** AirBnB and VRBO have had nationwide issues with **"party houses"**, including fatalities. More and more homes are being rented and then parties are publicized on social media and literally hundreds of people arrive to disturb the peace and inconvenience neighbors well into the morning hours, often ending with police on site.

Just this past winter our neighbors down the road at Solterra twice made the news for out of control parties. But it doesn't have to be a community similar to that 1200 home resort as we in **Pinewood experienced it twice in the past two years:** a graduation party on Bay Head Street in May 2021 and a Christmas party in December 2022 on Pinewood Drive.

Beyond the "party house" situation, short time vacationers tend to enjoy their relaxation time with **music and fun late into the night/morning.** And **trash is generated at a large rate** and put out overflowing so birds and animals can spread it around. Bins are also put out days before pick up and left days after pick up in violation of our community statutes.

To help combat some of these issues the HOA adopted the "Note to Tenants and Guests of Pinewood Country Estates" on April 2, 2012 and have updated it twice on February 5, 2018 and again January 6, 2022. **This document is supposed to be part of every rental contract.**

Given these concerns, the Pinewood Country Estates Home Owner's Association Board does hereby **enact a policy that all homes used as rental properties, short term or long term, be registered with the HOA.** That is, any home that the owner does not occupy full time but receives monetary compensation for guests staying at the property is to be registered. Further, the HOA is to be notified of the schedule of all renters using the property.

The registration form includes name and contact information for the owner, the property manager and the entity responsible for upkeep and maintenance of the property including removal of trash and recycling. A copy of the form to be submitted and kept on file is attached with this communication.

Further, in an effort to eliminate party houses, the **minimum rental period is to be one week** and, as noted in the "Note to Tenants and Guests of Pinewood Country Estates", **quiet hours must be honored and occupancy limited.**

Additionally, if trash and recycling are found to be overflowing, the owner will be encouraged to obtain a second barrel from the county.

Notices will be generated for violations of these adopted policies and fines and legal action initiated for additional occurrences.

Rental owners are to complete and **submit their registration before July 31, 2023.**

Thank you.

Board of Directors

Pinewood Country Estates Homeowners Association

Adopted: June 26, 2023