



September 29, 2023

Sent Via Email

Members
Valencia Groves Homeowner's Association, Inc.

Re: Short-Term Rentals

Dear Members:

We hope this letter finds you well. The Association's Board of Directors asked that we write to you regarding an important topic that impacts your community - rental regulations. It is crucial to understand the balance the Association must strike between individual property rights and the harmony of your community as a whole.

The Arizona Revised Statutes (ARS) 33-1806.01(A) requires that homeowners' associations permit property rentals subject to any time limitations defined in the community's Covenants, Conditions, & Restrictions (CC&Rs). Your community's CC&Rs do not currently prohibit short-term rentals, so under the present regulations, homeowners have the right to lease their property for short periods. This right, however, is not without limits.

Admittedly, the CC&Rs may be amended to incorporate time limitations that may prohibit short-term rentals but to do so would require membership approval pursuant to the amendment requirements in the CC&Rs.

We encourage open discussion and welcome any comments, concerns, or suggestions you may have on this matter. As always, our mission is to serve the best interests of our community, and we appreciate your ongoing understanding and cooperation. Thank you for your attention to this important matter. We look forward to your feedback and continued commitment to making our community a great place to live.

Very truly yours,
GOODMAN LAW GROUP LLP

Clint G. Goodman, Esq.
For the Firm

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