

Process for approving Short-term Rentals- Red Rocks Valley HOA

The HOA passed an amendment restricting short-term rentals to 3%, or a total of 3 properties. In the proxy, the board committed to allowing 3 existing properties to grandfather. This document describes the process for selecting those properties and allowing new future properties.

1. The first 3 properties will be those which are currently renting to paying guests, i.e. short-term rentals, as of December 2023. Any properties not renting to guests in 2023 will be considered as lapsed.
2. Properties desiring to rent for the first time in 2024 or later will be placed on a waitlist after notifying the HOA of their intent to rent their home for this purpose. This list will be maintained in a central location for access by the board.
3. When a currently approved short-term rental property no longer maintains their permit and other required documents as defined by the city of Grand Junction or declares that they are no longer accepting short-term rentals, that will be declared a vacancy.
4. If a currently approved property becomes delinquent by more than 60 days on their HOA dues, they will be declared as vacant. The property must ensure compliance with all covenants at all times.
5. The first property on the waitlist will be contacted and notified of the vacancy. They will be given 90 days to obtain a permit from the city of Grand Junction and any other required regulatory documents for short-term rentals.
6. If the first property on the waitlist is no longer interested or unable to obtain a permit, the next property on the waitlist will be contacted to determine if they are still interested. They will be given 90 days to obtain a permit from the City of Grand Junction.
7. This process will be repeated until a short-term rental is approved by the HOA Board or no other properties are on the waitlist.

Note:

Stephanie Rubinstein, attorney with the law firm of Rider & Quesenberry, LLC reviewed the Red Rocks Valley Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Article, IV, Sections 17, 1-3, related to Short-Term Rentals and has advised that the amendment complies with Colorado law. The Amendment restricts Short-Term rentals to those which are licensed by the City of Grand Junction and must apply for and seek approval from the HOA. Approval shall be granted pursuant to the rules passed by the HOA Board of Directors, specifically that such rentals are limited to no more than 3 homes at any one time. Beyond 3 homes shall be placed on a waiting list. Any Home which has not actively rented their home on a short-term basis, prior to January 2024 or wish to do so in the future, must request to be put on the waiting list.