

SHORT TERM RENTALS IN PLPOA

2024



STR OWNER RESPONSIBILITIES

STR NEIGHBORHOOD RULES AND REGULATION

USE OF AMENITIES IN PLPOA (FISHING, BOATING & REC CENTER USE)



STR OWNER RESPONSIBILITIES

As owners of a property used for short term rentals, we are requesting that you inform all of your renters of the Pagosa Lakes Neighborhood Rules and Regulations. We are receiving many complaints about short term rentals throughout our neighborhoods from the residents who live here full time. The issues we hear about most regularly include, but are not limited to:

- Shielded and Unshielded exterior lights being left on 24/7, whether anyone is staying on the property or not
- Parking on the roads and on the rental property, but not on the driveway or on an approved parking pad. Sometimes, just way too many vehicles than the driveways and parking pads can accommodate, so visitors are parking on the grass or on neighboring properties.
- Trash carts or bags being left out before and/or after the day of trash pick-ups
- Recreational fires being burned - in violation of the PLPOA Neighborhood Rules & Regulations
- Renters trespassing on the neighboring private property
- Voices that are loud, especially during evening hours
- Leaving food out for wildlife
- Dogs out in neighborhoods without supervision (not "under control"), excessive barking and defecating on neighboring properties.

There are reasons for not allowing each of these activities in our neighborhoods. Many of our full time residents bemoan the fact that they invested in a neighborhood, but now that there are so many short term rental properties, they have lost the neighborhood they once had. They do not know who is coming and going from the neighboring homes on a weekly basis. For this and many more reasons, it is of the utmost importance that your renters understand that they must be considerate of the neighbors. Please be sure that lights are turned off when no one is staying in your home.

Please replace your exterior light fixtures with shielded fixtures, so that when they are on they are not disturbing the neighbors. Motion detector lights are allowed, but the light should not trespass off of your own property and should be set to remain on no longer than 5 minutes. This means you need to direct the light fixtures "down and in" as much as possible.

You need to inform all of your renters of the rules pertaining to all of the above issues and all rules for the Association. Most alarming for neighbors are recreational fires. Please keep informed of any fire restrictions that are in place throughout the year and inform your renters. Recreation (wood burning) fires are always prohibited in PLPOA, an allowed alternative is a fire fueled by propane.

All Short Term Rental Properties within Archuleta County are required to apply for a County license to conduct a short term rental business/activity. One requirement for this license if you are within the Pagosa Lakes Property Owners' Association, is that you register with our office. Our website has the necessary form. (see www.plpoa.com , Living in PLPOA, Vacation Rentals in PLPOA) There are repercussions for operating a Short Term Rental Property without this license or registering with PLPOA per the Rules and Regulations. Please refer to Archuleta County for license information and the plpoa.com for PLPOA registration guidelines.



ABBREVIATED NEIGHBORHOOD RULES AND REGULATIONS

- All vehicles, RVs and trailers must be parked on the driveway or on an approved designated parking pad. Rental on a residential property of either a Recreational Vehicle or rental of a parking space for use by a Recreational Vehicle is prohibited. While a property has a Vacation Rental in progress, no Recreational Vehicle may be parked on the property, with the exception of an unoccupied Recreational Vehicle, in storage, belonging to the property owner.
- Trash and trash containers must be contained to prevent refuse from being scattered by weather or animals. Trash receptacles shall only be placed at road shoulder the day of collection and must be pulled away from the road that evening.
- No trash, ashes, garbage, or other refuse shall be dumped, stored or accumulated in any lot or be thrown into or left on the shoreline of any waterway.
- No outside burning of wood, leaves, trash, garbage or household refuse is permitted; this includes recreational fires.
- Noise levels must be kept to a level as to not disturb the neighbors. This includes music, sitting inside with the windows open or outside communicating at a loud volume. Quiet hours are from 10:00 p.m. to 7:00 a.m. Loud profane language is not tolerated.
- No activity shall be conducted on any lot which shall give off discharge or emit any obnoxious noises, fumes, odors, glare or vibrations. Exterior lighting should be turned off during quiet hours. Turn off exterior lights when you leave the property.
- No activities shall be allowed or conducted on any lot which might be unsafe or hazardous to any person or property. This includes, but is not limited to the use of fireworks, bow and arrows, explosives, guns, air or pellet guns or any similar device or act involving projectiles. No trespassing on neighboring lots.
- All dogs must be under the control of a responsible person at all times. Dogs running loose and vicious dogs are in violation and will be reported to Archuleta County Sherriff's Animal Control, Dispatch# 970-731-2160.
- ATVs, UTVs, off-road motorcycles, unlicensed vehicles and snowmobiles are not allowed to be operated on private property. Snow plows may be operated with blades on properties to remove snow from walkways and driveways.
- No commercial trucks or heavy equipment shall be parked overnight or longer on any lot. All short-term visitors are required to have a fishing permit to fish our lakes and all restrictions must be adhered to. All boats brought from out of the county must be inspected prior to being launched in our lakes and an annual boat permit must be purchased for each boat, canoe, or kayak.
- No swimming is allowed in the lakes or use of any pool float, inner-tube or foam lounge chair.
- Property owners are responsible for the actions of their tenants at all times and need to be aware of our civility code.

PAGOSA LAKES AMENITIES FOR STR'S



LAKES

PLPOA Lakes are private. Only owners and renters in PLPOA can use the lakes for recreating. Swimming is NOT allowed in the lakes nor the use of any pool float, inner-tube or foam lounge chairs.

FISHING

Being a short term renter in PLPOA allows you to purchase fishing passes during your stay. If you fish without a pass you will be issued a ticket.

To purchase permits, scan the QR code below or go to:

<https://form.jotform.com/213544674857164>

and use code: **STRFishing**



Weekly Permit: \$50 Adults, \$15 Youth (6-12)
Daily Permit: \$25 Adult, \$10 Youth (6-12)

BOATING

All boats must be registered, all trailered boats must be inspected before launching. Please see our boating regulations at:

<https://www.plpoa.com/departments/dpe/>

RECREATION CENTER

The PLPOA Rec Center is a private facility. Only owners and renters in PLPOA can purchase passes to utilize the Rec Center. Being a short term renter in PLPOA allows you to purchase a pass during your stay. Passes can be purchased at the Rec Center for \$18 a day.

For more information visit: plpoareccenter.com