

**Please respond to [moremesashores@gmail.com](mailto:moremesashores@gmail.com) by June 24, 2022 with your comments and whether you are in favor or opposed to the 25% rental cap within More Mesa Shores.**

Dear More Mesa Shores Homeowners,

More Mesa Shores is a unique and private community adjacent to the Pacific Ocean established in 1956 when it was subdivided into primarily residential properties of no less than one-half acre with private deeded access to the beach. More Mesa Shores is governed by a set of Conditions, Covenants, and Restrictions (CC&Rs) as well as additional Rules and Regulations adopted and enforced by a volunteer board of directors.

Over the years, the CC&Rs have been revised and updated to adjust to changing times and conform with State, Coastal Commission, and local property laws and to maintain the tranquil, family-oriented nature of the neighborhood. Current CC&Rs were adopted in 2008.

Changes to the CC&Rs require a community-wide vote, while additional rules & regulations can be implemented via a Board of Directors vote. Proposed rules & regulations changes must be distributed to the community for a 28-day comment period. After this point, the Board may vote on the proposed change.

At the 2022 Annual Homeowners Association meeting, some homeowners raised concerns regarding the density of rentals in our neighborhood. In response, the Board convened a sub-committee to propose reasonable regulations for mitigating the impact of rental properties on the community. The below proposed rule change reflects one possible action the Association can take to address this issue.

***Proposed Rule for Limiting Rentals in More Mesa Shores***

The proposed Rules & Regulations change currently before the Board concerns rental properties in More Mesa Shores. MMS consists of 99 lots and currently approximately 12-15 properties are being rented in a combination of short-term rentals, long-term rentals and home stays.

Due to our location in the Coastal Zone, we are subject to the jurisdiction of the Coastal Commission, and although we cannot prohibit rental activity, we can regulate rentals to mitigate traffic, noise, and use of the common areas.

The Davis Stirling Act (which regulates HOA's in the state of CA) allows Homeowners Associations to limit the number of rentals to 25% of the number of lots in an association.

The rental limitation, by law, ***does not apply*** to current More Mesa Shores property owners but will apply to future owners when properties are sold.

MMS Board of Directors is seeking direction from homeowners regarding this proposed regulation.

If, after consideration of community comments this regulation is adopted by the Board, a Coastal Development Permit application will be submitted.

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Thank you, More Mesa Shores Board of Directors/ May 2022