

Pirates Property Owners Association Deed Restriction Amendment Requests

This information was presented to the PPOA Board at the August 8, 2020 meeting. The Board agreed to assist these specific Sections with the balloting process.

To follow is the handout from the August 8, 2020 Board meeting.

The following PPOA Sections are requesting to amend their Deed Restrictions regarding short term rentals. As per the new Deed Restriction Amendment Policy approved July 26, 2020, if 10% of the property owners request a Deed Restriction amendment the PPOA will consider the request, and if approved, assist the Section with the balloting process.

Pirates Beach Section 1 and Section 2

- Amendment Request:
 - “No commercial activity shall be conducted on or from any of said lots, except that a lot owner may rent his or her home to another for a minimum of ninety (90) consecutive days for residential purposes.”
- These two Sections are combined under one set of deed restrictions. Therefore, it will require both Sections to collectively approve the amendment.
- Pirates Beach Section 1 – 62 lots
- Pirates Beach Section 2 – 244 lots
- Total = 306 lots
- Petition Request signatures needed (10%): 31
- Petition Signatures Received: 35

Pirates Cove Section 1 and Section 2

- Amendment Request:
 - “Said lots shall be used for residential purposes only and only one detached single-family dwelling shall be erected on any one lot. No commercial activity shall be conducted on or from any of said residential lots, except that a Lot Owner may from time to time rent his home to another for residential purposes not less than 90 days per lease term.”
- These two Sections are combined under one set of deed restrictions. Therefore, it will require both Sections to collectively approve the amendment.
- Pirates Cove Section 1 – 82 lots

- Pirates Cove Section 2 – 95 lots
- Total = 177 property owners

Petition Request signatures needed (10%): 18

Petition Signatures Received: 26

Pirates Cove Section 3

- Amendment Request:
 - “Said Lots shall be used for residential purposes only, and except as hereinafter provided, not more than (1) detached single-family dwelling shall be erected on any one Lot. No commercial activity shall be conducted on or from any of the Lots, except that a Lot owner may from time to time rent his home to another for residential purposes not less than 3 months per lease term and lease agreement shall prohibit any form of assignment or subleasing by such tenant.”
- Total = 95 lots
- Petition Request signatures needed (10%): 10
- Petition Signatures Received: 13

Pirates Cove Section 4

- Amendment Request:
 - “No commercial activity shall be conducted on or from any of said lots, except that a lot owner may rent his or her home to another for a minimum of ninety (90) consecutive days for residential purposes.”
- Total = 90 lots
- Petition Request signatures needed (10%): 9
- Petition Signatures Received: 11