



The Ranch at Prescott HOA

Rental/Lease Properties Rule

Adopted by the Governing Council

May 24, 2007

The following rule shall apply to all of the rental/lease properties until such time as they are amended, modified, repealed or limited by rules of the Association adopted pursuant to the Declaration.

An Owner who leases or otherwise grants occupancy rights to the Owner's Residence shall be responsible for assuring compliance by the Occupants (tenants) with all provisions of the Declaration, any applicable Rules and Architectural Design Guidelines. Owner shall be jointly and severally responsible for any violations by the Occupants thereof. All Leases/Rental Agreements shall be in writing and shall not be for less than the entire Residence. Owner shall provide a copy of the Lease, complete and submit the attached "Association Notification of Lease or Rental of Residential Real Property Located in the Ranch at Prescott", and include a Tenant Administration Fee of \$100 made payable to The Ranch at Prescott, to the Homeowners Association, P. O. Box 10000, Prescott, AZ 86304.



Association Notification of Lease or Rental of Residential Real Property Located in the Ranch at Prescott

The owner of real property (Owner) located in the **Ranch at Prescott**, notifies the **Association of the Ranch at Prescott** (Association) governing Council that they intend to Lease or Rent the real property as further described herein. In compliance with the Rules of the Association, Owner hereby tenders the following information to the Association.

1.
 - a. Name of the Owner: _____
Property Management Company (If Applicable)

 - b. Address of the subject property: _____
 - c. Name of the Lessee or Tenant: _____
 - d. Duration of Lease or Rental Tenancy: _____
 - e. Effective date of Lease or Rental Tenancy: _____
 - f. Mailing address of the Owner during the period of Lease or Rental Tenancy:

 - g. Emergency contact information of the Owner during the period of Lease or Rental Tenancy: (Where Owner can be contacted by a representative of the Association in case of emergency or any exigent circumstance)
Telephone Number: _____
E-mail address: (if available) _____
2. The Association, upon notification, will provide a complete copy of its Rules & Regulations and the Covenants, Conditions & Restrictions (CC&Rs) to the Lessee or Tenant at the inception of such Lease or Tenancy. The Owner is responsible for such copying costs.
3. Owner recognizes its obligation to assure compliance by the Lessee or Tenant of all Association Rules and Regulations and CC&Rs of the **Ranch at Prescott**.
4. Owner recognizes it is primarily responsible for any non-compliance by the Lessee or Tenant of any Association Rules and Regulations and CC&Rs of the **Ranch at Prescott**.
5. General information, warning notices, and/or fines for violations of any Association Rules and Regulations or CC&Rs and related information will be sent to the Owner at the mailing address provided by Owner with a copy to be sent to the Lessee or Tenant.

6. Owner understands that they are responsible to timely pay all Association fees and assessments during the term of the Lease or Tenancy.
7. A copy of the subject Lease or Rental Agreement is submitted herewith for information purposes only. Owner agrees that the Association is not responsible for any illegalities, errors or omissions that may be included in said Lease or Rental Agreement. (Dollar amounts contained in the Lease or Rental Agreement may be omitted or redacted.)
8. Any Lease or Rental Agreement submitted with an Association Notification Form must contain a provision notifying the Lessee or Tenant of the obligation(s) to comply with the CC&Rs, Bylaws, and Rules and Regulations of the Association.
9. Occupancy of the leased or rented property is limited to one single family and its use of the property will be for residential purposes only.

Signature of Owner_____

Date_____

(Note: Owners are advised to seek legal advice before leasing or renting their property. Various laws, including, but not limited to Arizona Revised Statute 33-1902 may require the property owner of leased or rented property to comply with the recording of certain documents with local County officials).