

SpringPointe Homeowners Association, Inc.

SPHOA Rule # 006. Rental Property Requirements

Reference CCR's Section 3.4 and Arizona 33-1260.01

Section 3.4 reads "Renting. Each owner has the right to lease or rent their Dwelling Unit provided such lease or rental agreement provides that the failure of any lease/tenant to comply with the Governing Documents is a default under the lease."

Attached is an addendum that could be added to any rental agreement to add the above requirement to a lease or rental agreement if it already does not include the above provision. The owner shall forward a copy of this signed and dated addendum (or the lease if appropriate) to the HOA to demonstrate compliance with Section 3.4 .

Arizona 33-1260.01 deals with rentals in homeowner associations. It provides the HOA with the power to request some information from the rental's owner and tenant and protects the owner and tenant from some information requests by the HOA. SpringPointe's Board of Directors has determined that it is in the best interest of all the Homeowners to request some information about the tenants in SpringPointe. For example currently the HOA does not know who the renters are, how to contact them, the time period of the lease with beginning and ending dates, license plate numbers for a tenant's vehicles and confirming information that at least one of the tenants meets the age requirements of the HOA's age restricted community. Attached is an information sheet that each owner shall file with the HOA at the start of each new leasing period. At this point in time the HOA is requiring only the month and year of birth for an age qualifying tenant rather than a copy of their government photo id and birth information. A \$25 check to the HOA shall be attached to any new tenant information sheet. There is no fee if the tenant is renewing his lease.

Section Arizona 33-1260.01 B. provides the homeowner with the option of designating "a third party to act as the unit owner's agent with respect to all association matters relating to the rental unit, except for voting in association elections and serving on the Board of Directors." If the unit owner elects this option, a copy of the written and signed designation must be provided to SpringPointe Homeowners Association.

Approved 11/27/2018

## SpringPointe Homeowners Association Rental Addendum/Information Form

Please PRINT the information required below.

Property Address: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Owner(s) Contact Info

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Does the Owner designate an agent to act in his/her stead?  Yes  No

If Yes, Arizona 33-1260.01.B. states, "The unit owner shall sign the written designation and shall provide a copy of the written designation to the association." Attach a copy of owner's designation and include contact information for your agent (*unless* previously submitted).

Lease Beginning and Ending Dates: From \_\_\_\_\_ To \_\_\_\_\_

Tenant Name(s): 1) \_\_\_\_\_ 2) \_\_\_\_\_

Additional Adult Tenants (if any): \_\_\_\_\_

Primary Telephone : \_\_\_\_\_ Alternate: \_\_\_\_\_

Auto License Plate State & Number – Car #1: \_\_\_\_\_ Car #2: \_\_\_\_\_

Renter's Age Verification – this section must be completed *unless* the Property is one of the original eight units (i.e., 400 W Via Alamos, 408 W Via Alamos, 416 W Via Alamos, 424 W Via Alamos, 1661 N Rio Yaqui, 1665 N Rio Yaqui, 1669 N Rio Yaqui, 1673 N Rio Yaqui).

Indicate Tenant above who meets the 55-and-over age requirement:

Name: \_\_\_\_\_ Month & Year of Birth: \_\_\_\_\_

I state that the information above is complete and accurate to the best of my knowledge.

Owner or Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit this form to SpringPointe Homeowners Association, P.O. Box 801, Green Valley, AZ 85622 within fifteen (15) days after the execution of any new lease agreement or renewal.