



SCOTTSDALE RANCH COMMUNITY ASSOCIATION

10585 N. 100th Street
Scottsdale, AZ 85258
(480) 860-2022

www.scottsdaleranch.org

RESIDENTIAL LEASE REQUIREMENTS

Per Article IV, Section 3(b) of the Third Amended and Restated Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements (Scottsdale Ranch Community Association):

- *All leases must be in writing and must provide that the terms of the lease are subject in all respects to the provisions of the Association's Declarations and Rules, and any State, County, or City Rules or Regulations regarding leasing properties.*
- *The lease shall contain a requirement that any violation of the Declaration or the Association Rules, State, County, or City Rules by the lessee or other occupants shall be a default under the lease.*
- *There shall be no subleasing of residential dwelling units or assignments of leases.*
- *An owner may not lease his Lot to more than one Single Family at one time.*
- *An owner may not enter into more than a total of two (2) leases for his Lot during any 365 day period. Additionally, all leases must be for a minimum of a thirty (30) day term. No new lease may begin less than thirty (30) days after the start date of the prior lease. No advertisement offering a lease or rental for less than thirty (30) days shall be allowed. All advertising for leasing shall limit leasing to only a Single Family.*
- *Upon commencement of the lease term, the Owner shall submit a tenant registration form, along with a fee, for each new tenant and each new lease, to the Association, in the amounts allowed by A.R.S. § 33-1806.01 (as amended).*

Any Owner who leases his Lot and the residential dwelling unit situated thereon must provide the lessee with copies of the Declaration and Association Rules. An Owner who leases or otherwise grants occupancy rights to his Lot to any Person shall be responsible for assuring compliance by the Occupant with all of the provisions of the Declaration, Association Rules and Design Guidelines and shall be jointly and severally responsible for any violations by the Occupant. Violations shall be subject to monetary penalties as determined by the Board of Directors.

The Owner shall submit a completed Lease Notification Form to the Association ten (10) days prior to the commencement of a lease term.



LEASE NOTIFICATION FORM

I, *[Owners name]* _____ am leasing property at

[address] _____, to be used and occupied by the lessees and adult persons named below as a single family residence and for no other use or purpose whatever, for a term of _____ months beginning on _____ *[date]*, and ending on _____ *[date]*.

The name(s), email address and telephone number of each of the lessees and each other adult who will reside in the residential dwelling unit during the lease term.

1. Name(s): _____

Telephone # _____ Email: _____

2. Name(s): _____

Telephone # _____ Email: _____

3. Name(s): _____

Telephone # _____ Email: _____

The name, address and telephone number at which the Owner/Agent* can be contacted by the Association during the lease term.

Name: _____

Address: _____

Telephone# _____ Email: _____

The name, address and telephone number of a person whom the Association can contact in the event of an emergency involving the Lot or residential dwelling unit.

Name: _____

Address: _____

Telephone# _____ Email: _____

Complimentary Boat Ride: Yes No

Owner/Agent* signature _____ Date _____

*If Agent is signing on behalf of the Owner, the Owner's written designation of Agent must accompany this form.