

ELK RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

RENTAL POLICY

According to Article 5, 5.1.2 of the Elk Ridge Declaration of Covenants, Conditions and Restrictions no Lot within Elk Ridge may be leased for less than 30 days as a time. The purpose of this policy is to ensure that all rentals comply with Article 5, Section 5.1.2 of the Declaration.

Arizona Revised Statute § 33-1806.01, allows Associations to implement Tenant Registration Policy to assist with the regulation of rentals.

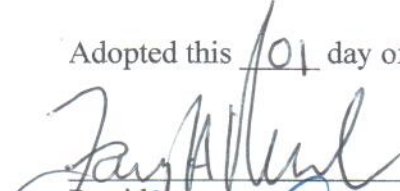
From the date of adoption of this policy all Lot owners must provide the Board of Directors with the following information at least ten (10) days before the beginning of each new lease. The Owner shall provide the Association with the following information: (a) the names and contact information of the adult tenants staying in the Lot; (b) the commencement and end dates of the lease term; (c) the license plate information and vehicle description for the tenant(s) vehicles; and the address, telephone number and email address at which the Owner can be contacted in the event of an emergency.

No Owner may lease less than their entire Lot. There shall be no subleasing of Lots or assignments of leases. An Owner shall be liable for any violation of this Declaration, Bylaws or other governing documents by their tenants or other persons residing in the home and their guests or invitees. In the event of any such violations, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any violations.

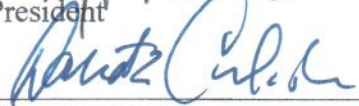
Each Owner shall pay to the Association a ^{10.00}~~\$25.00~~ processing fee to be paid each time there is a change in tenant. Existing contracts between owners and tenants will ~~not~~ be grandfathered in or exempt from this new program, BEFORE FEBRUARY 1st 2021.

All fees associated with this policy are the responsibility of the homeowner, of which all liabilities and responsibilities shall rest upon. No portion of the costs for compliance shall be reimbursed or repaid by the Association, or the Board, for any reason at any time.

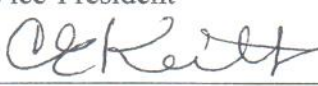
Adopted this 10 day of February, 2021 by the Elk Ridge Property Owners Association, Inc.



President



Vice-President



Treasurer