

Casitas Montana Rental Policy Effective May 1, 2010

Background

Rental properties in Casitas Montana account for a large percentage of homeowner violations resulting in extra work for our management company and deterioration to everyone's home values. The purpose of the Casitas Montana rental policy is to allow the association to recover the extra costs associated with rental properties and to simplify the association's ability to contact homeowners and tenants. The rule making authority granted to the board of directors by the CC&Rs and association by-laws allows the board of directors to implement this rental policy.

Rental Property Definition

Any non owner occupied property is considered a rental property under this policy and requires registration with the Casitas Montana Condominium Association. Registration fees will be waived for rentals to a member of the owner's family. Family is defined as a natural or adopted child, natural or adopted sibling, stepchild, parent, grandparent, stepparent, parent-in-law, or child-in-law.

Registration

All rental property must be registered with the association within 10 days of leasing. Registration must be renewed when the lease is renewed or every 12 months in case of a month to month lease agreement. The registration must include:

- 1) \$300 registration fee payable to Casitas Montana. The registration renewal fee when the tenant does not change is \$150.
- 2) Signed Casitas Montana Lease Addendum.
- 3) Copy of lease agreement, financial terms may be omitted.
- 4) Completed Tenant Information Form. Family relationship must be shown on this form to have registration fees waived.
- 5) Proof of Maricopa County Residential Rental Property Registration. Not required when property is rented to a family member.

Note: Failure to register a rental property with Casitas Montana will result in a \$500 fine against the homeowner.

General Provisions

- 1) The legal owner is responsible for the completion of all Casitas Montana rental registration forms and fees. Registration must be completed with 10 days of leasing or renewing a lease.
- 2) The legal owner is responsible for payment of all assessments.
- 3) All Rules Regulations, By-Laws and CC&Rs must be followed at all times. The legal owner is responsible for payment of fines or penalties levied against the tenant /occupant, including guests, for violations of the Rules and Regulations, By-Laws, and CC&Rs.
- 4) The legal owner is responsible for Architectural approval for all exterior changes.
- 5) Association facilities and use privileges cannot be shared by the non-owner occupant and the absentee owner. Unless notified otherwise, the tenant will be able to use association facilities.
- 6) The Casitas Montana Board of Directors has the right to change the fees, penalties and registration requirements at any time. Homeowners will be notified of any changes by the association's news letter.

**CASITAS MONTANA
CONDOMINIUM ASSOCIATION
LEASE ADDENDUM**

Pursuant to a resolution of the Board of Directors for Casitas Montana Condominium Association, as of May 1, 2010, all Owners who rent or lease or renew an existing lease of a Unit and the Tenants thereof are required to complete, sign and return this Lease Addendum to the Board of Directors.

Owner Name(s): _____ Unit No.: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number(s): _____

Property Address: _____

Name of Property Management Company/Emergency Contact: _____

Address of Management Co.: _____

Telephone Number of Management Co.: _____

Tenant Name(s): _____

Tenant's Telephone Number: _____

Number of Children: _____ Age(s) of Children: _____

Number of Pets: _____

Length of Lease: _____ Number of Vehicles on Property: _____

Vehicle No. 1: License Plate #: _____ Make: _____ Color: _____

Vehicle No. 2: License Plate #: _____ Make: _____ Color: _____

** Use additional page if needed to list all vehicles.*

In consideration of the execution or renewal of a Lease, Rental, or Occupancy agreement ("Lease Agreement") between Owner(s) and Tenant(s) of the residential unit within Casitas Montana Condominium Association ("Casitas Montana") the Owner(s) and Tenant(s) agree as follows:

1. Tenant, any member of the tenant's household or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sell, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]).
2. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near said premises.
3. Tenant or any member of the tenant's household will not permit the dwelling to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

TENANT INFORMATION
CASITAS MONTANA CONDOMINIUM ASSOCIATION
c/o Snow Property Services
201 W. Guadalupe Rd. Ste. 308
Gilbert, AZ 85233
Phone: 480-635-1133 Fax: 480-507-2822

Unit # _____

LAST NAME(s) 1. _____ 2. _____

FIRST NAME(s) 1. _____ 2. _____

TELEPHONE #'S

Home # : _____

Work #(s) : _____

Cell/Pgr #(s): _____

Email(s): _____

Which number is best to reach you in an emergency? _____

Rental to Family Members:

____ I am requesting Casitas Montana waive rental registration fees because the occupant is a family member.

Relationship of occupant/tenant _____.

Automobile(s)

Year/Make of auto(s): (1) _____ (2) _____

State & Plate #(s): (1) _____ (2) _____

As a tenant or resident, you will be expected to abide by the Conditions & Regulations (CC&R's), the Bylaws, and the Association Rules & Regulations. If a copy is not available to you in your unit, please contact the community management company for a copy.

****All information provided is confidential & will not be shared with anyone****

Please return to: CASITAS MONTANA CA
c/o Snow Property Services,
201 W. Guadalupe Rd. Ste. 308
Gilbert, AZ 85233

Or FAX to:
480-507-2822