

CASA REAL HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

WHEREAS, the Restated Declaration of Covenants, Conditions and Restrictions (the CC&Rs) applicable to Casa Real, establishes various restrictions on the use of property and responsibilities of the Association to enforce such restrictions, which includes the implied power to adopt reasonable Rules and Regulations to guide the Board of Directors in its exercise of the Association's enforcement obligations; and

WHEREAS, the Association's Board of Directors wishes to adopt such Rules and Regulations, the violation of which may be subject to enforcement in accordance with Enforcement Policies and Procedures as may be adopted by the Board of Directors and Arizona Law.

NOW THEREFORE, LET IT BE HEREBY RESOLVED that the following Rules and Regulations were approved and adopted by the Association's Board of Directors at a duly held Board Meeting on September 16, 2025, which shall supersede and replace all previous Rules and Regulations adopted by the Board, and shall become effective as of October, 8, 2025.


CASA REAL HOMEOWNERS' ASSOCIATION, an

Arizona non-profit corporation

By: 
Brian Kahn (Oct 31, 2025 11:34:57 PDT)

Its: President

ATTEST:

By: 
Marcia Burney (Oct 31, 2025 10:20:44 PDT)

Its: Secretary

CASA REAL HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS.

These Rules and Regulations supersede and replace all Rules and Regulations issued before November 1, 2025. Residents who violate the Rules and Regulations may be criminally or civilly liable as well as subject to fines by the Association.

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General, Section 1

1.1: The annual meeting is held on the third (3rd) Tuesday of January each year. The time, place and agenda will be mailed or emailed to all homeowners at least two (2) weeks prior to the meeting.

1.2: No obnoxious or offensive activity shall occur on any lot, including but not limited to reasonable noise. The Board of Directors, in its sole discretion, has the right to determine if any activity constitutes a nuisance and to require the activity to be abated.

1.3: Holiday decorations/lights. Homeowners may place outside decorations on their lots 30 days prior to any generally recognized holiday. All decorations must be removed within 15 days after the holiday. Exceptions are possible by approval of the Board of Directors.

1.4: Nothing shall be placed or stored on the Lot, including the patio areas, which may become an annoyance or nuisance to any resident, or which will create noise or odor, or which might disturb the peace, quiet, comfort or serenity of the residents of the surrounding Lots.

1.5: Nothing shall be stored, placed or kept in the carport area except vehicles and city provided trash and recycling containers.

Insurance, Section 2

2.1: An Owner may make a claim against the Association blanket policy by notifying the Board, in writing, of the reason for the claim.

2.2: The Association will not submit a claim on the Association's blanket policy if the claim is subject to a known policy exclusion.

2.3: In the event neither the Owner, nor the Association is at fault for the loss, then the Association will determine the extent of the Owner's responsibility to pay the deductible based on the Owner's maintenance obligations.

2.4: Owners are encouraged to obtain any other insurance coverage they may deem appropriate. Nothing in these Rules and Regulations, or any other governing documents, is intended to represent that the Association blanket policy will provide every Owner with full coverage of every loss.

Guests, Section 3

3.1: Each owner is responsible for the actions of his or her agents, tenants, guests, invitees or licensees and is responsible for their compliance with the Declaration of Covenants, Conditions and Restrictions (the CC&R's) and these Rules and Regulations.

3.2: If one of the above listed persons causes damage to the common area, any area for the Association is responsible, or another Owner's lot; or if the Owner fails to ensure compliance with the CC&R's and these Rules and Regulations by these people, the Board has the right to act against the Owner, as if the Owner was the person not in compliance or had caused the damage.

Vehicles and Parking, Section 4

- 4.1:** Each lot contains four (4) parking spaces. Two (2) are located under the carport and two (2) on the driveway. All residents and long-term guests shall park their vehicles in these areas and not on the common area nor on the street.
- 4.2:** No parking on the west side of the Pantano wall. This is the area between the Pantano wall and Casa Real residences.
- 4.3:** No parking in the gravel area between the sidewalk and the street in any area.
- 4.4:** No parking in front or side yards.
- 4.5:** No portion of any vehicle parked or stopped shall extend over or into the sidewalk area and shall not impede or obstruct in any way the movement, path or free access of any person on the sidewalk.
- 4.6:** Inoperable or unlicensed vehicles may not be parked within Casa Real, except within the carport. Any such improperly parked vehicle must be removed from Casa Real within forty-eight (48) hours after notice from the Association.
- 4.7:** Vehicles shall not be allowed to fall into a state of disrepair such that the vehicle becomes unsightly to other residents.
- 4.8:** Camper shells, trailers, recreational vehicles, motor homes, boats, motorcycles, bicycles or other similar vehicles shall be parked or stored inside of the carport areas of each Lot. A large camper, recreational vehicle or motor home that cannot fit inside of the carport area can be parked on the street directly in front of the owner's residence for not more than 72 hours consecutive hours to facilitate loading, unloading, cleaning, etc.
- 4.9:** Mechanical repairs of any motor vehicles are prohibited, except for routine maintenance performed on the resident's vehicle, camper, recreational vehicle or motor home. Routine maintenance must be confined to the inside of the carport area or in the case of a large motor home, routine maintenance can be performed while parked on the street in front of the resident's property and must be completed within twenty-four (24) consecutive hours.
- 4.10:** Violation of any of these vehicles and parking regulations may result in that vehicle being towed, at the expense of the owner. The Board reserves the right to take any other action necessary to enforce the vehicle and parking regulations after providing notice to the residents of any violation and giving the residents an opportunity to remedy that violation.

Common Area Facilities (pools, tennis and pickleball courts) and other Common Area's. Section 5

- 5.1:** Hours of operation for the facilities are from 7:00 am to 10:00 pm.
- 5.2:** Residents are responsible for assuring that all facilities are used in a safe, considerate and friendly manner and every resident assumes the risks associated with any activity in which they engage at the facilities. All posted rules must be adhered to.
- 5.3:** No private parties are permitted.

5.4: The athletic facilities (pool, tennis and pickleball courts) and the immediate surrounding area are to be used for their designated purposes only. Rollerblading, skating, skateboarding and other such activities are not permitted.

5.5: No children under the age of fourteen (14) are permitted to use these facilities without direct adult (age 18 or older) supervision. The supervising adult is directly responsible for the children's safety.

5.6: Residents must always accompany their guests while they are using the athletic facilities.

5.7: No glass containers are permitted in the facilities. No alcoholic beverages are allowed in any common area or athletic facilities.

5.8: Colette pool is heated and is open year-round from 7:00 am to 10:00 pm. The Hawthorne pool is not heated and will be closed when weather dictates. All tennis courts and pickleball courts are open year-round between 7:00 am – 10:00 pm.

5.9: No overnight parking is permitted in any of the pool or tennis/pickleball courts area.

5.10: Pets are not permitted in any of the pool areas or tennis/pickleball courts.

5.11: Pool and tennis/pickleball enclosure gates must always remain closed.

Exteriors of Townhouses, Section 6

6.1: Owners shall maintain the exterior portions of the townhouse that the Association is not responsible for maintaining, in an attractive condition that maintains the standards of the community. In particular, and without limitation, this means the Owner shall provide for the structural maintenance of all exterior walls of the townhouse and the maintenance of any glass surfaces of the townhouse, the townhouse roof and anything within any enclosed patio areas on the lot.

6.2: The Association shall provide for the painting of the exteriors of the townhouses and other maintenance of the exterior surfaces of the townhouse walls, as required as stated in the CC&R's. The roof and trim of each townhouse shall retain its original color when the Owner resurfaces or replaces the roof covering.

Maintenance of the Townhouse and Lot, Section 7

7.1: All maintenance required for the individual lots, except for exterior painting, landscaping care of the front areas of each lot, gutters and downspouts, walks and carports, is the responsibility of the Owner.

7.2: Pest control and pest caused damage on a lot, including but not limited to termites, bees, woodpeckers and ground squirrels, are the responsibility of the Owner. This includes any repairs for structural and vehicle damage resulting from pest infestation. In the event any pests caused the need for maintenance or repair of any area within the lot that the Association is responsible to maintain, the cost of such maintenance or repair will be assessed to the Owner.

7.3: Failure to maintain the lot, or the townhouse, including the roof and other structural portions of the townhouse, in a manner in keeping with the standards of the community or

the requirements of the insurance company, the Owner will be held responsible for all attorney's fees and costs incurred.

7.4: Debris from backyards should not be thrown into the common area. The common areas are for the enjoyment of all residents and may not be used as a dumping ground.

7.5: If the Board of Directors determines that damage to the common area, or any other area which it is responsible, was caused through the willful or negligent act of the Owners, the Owner's family, guests or invitees, the Association may, after giving notice to the Owner, make the necessary repairs and add the cost to the Owner's assessment account.

YARDS, Section 8

8.1: No planting or gardening shall be done on any lot, except within the individual patio areas. To facilitate maintenance of the back common area and allow safe ingress and egress through the rear patio gate, and periodic outside wall painting, plantings inside the patio area must be kept trimmed so as to not overhang the patio wall or impede the patio gate. Larger trees that do overhang the walls need to be trimmed high enough to keep the wall clear. Any planting that exceeds or are expected to grow to exceed the height of the patio wall must receive the prior written approval of the Association before they are installed.

8.2: No fences, hedges or walls shall be erected or maintained on any lot, except those that were installed as part of the initial construction of Casa Real, or those that have been approved by the Board of Directors of the Association or the Architecture Committee.

8.3: Clotheslines that are located on the patio areas shall be screened so that they are not visible to any other lot, or from any portion of the common areas.

8.4: No statues, fountains, metal ornamentation, benches, tables or "yard art" may be displayed in front of home, outside of the carport or front walled patio areas. Any such items placed in a front or walled patio area must not exceed the height of the patio wall or otherwise be visible from outside the enclosure.

8.5: A maximum of three potted plants is permitted in front yard. Pots not to exceed 24" x 24" in diameter. All pots, plantings and decorative boulders must be submitted to the ARC (Architecture Review Committee/The Board of Directors) for review and receive written approval prior to installation.

Pets, Section 9

9.1: A reasonable number of commonly recognized household pets such as dogs or cats, subject to the exceptions below, may be kept on a lot.

9.2: No exotic or farm animals are permitted. This includes, but is not limited, to Llamas, snakes, monkeys, any type of reptiles, pot-bellied pigs, sheep, cows, horses or goats. For the avoidance of doubt, these kinds of animals are not "pets" and are not allowed pursuant to the CC&R's.

9.3: No animals being raised or bred for commercial purposes may be kept on any lot.

9.4: Pets are not permitted into any of the pool or tennis/pickleball facilities.

9.5: All dogs must be kept on no more than a 6-foot leash when outside the boundaries of any lot. The resident of any lot on which a pet is located is required to immediately and hygienically dispose of any animal waste on any lot of common area.

Signs and Flags, Section 10

10.1: No advertising signs, billboards, posters or advertisements of any type shall be placed on any lot or in the common areas except as allowed or protected by City, County or State statute.

10.2: A sign, one (1) advertising the lot for sale or lease is permitted. Such signs must not be larger than two (2) feet by three (3) feet and the sign rider must not be larger than six (6) inches by three (3) feet. The sign must be removed within two (2) weeks after the close of escrow of any sale or residents move-in.

10.3: Open House signs may be placed in appropriate locations within Casa Real to properly direct interested parties to the lot for sale. However, these signs may only be placed when the lot is open for inspection and must be removed immediately after the Open House.

10.4: Owners are prohibited from displaying flags anywhere on their lot or the common area, except Owner's may display on their lot any flag protected by Arizona law according to all terms and conditions provided in such statute.

Trash, Section 11

11.1: All garbage, trash or debris must be kept in the trash/recycle containers and not allowed to accumulate on a lot.

11.2: Any garbage, trash or debris which does not fit into the trash/recycle containers must be kept out of view of neighboring lots and any person in the common area and must be disposed of on the next collection day.

11.3: No garbage, trash or debris may be burned anywhere within Casa Real, and incinerators are strictly prohibited.

11.4: Trash/Recycle containers may be put out as early as the night before the pick-up day but must be retrieved and stowed away by the end of the pick-up day. Trash is currently every Thursday and recycling days are currently every other Thursday, as designated by an "A" on the recycle container.

Antennas, Section 12

12.1: Pursuant to Federal law, only antennas designed to receive Direct Broadcast Satellite service or antennas designed to receive Multipoint Distribution Service and which are 39.4 inches (1 meter) or less in diameter are permitted.

12.2: All other antennas (including amateur and ham radio antennas) are prohibited, except with the prior written approval of the Board of Architecture Committee or as otherwise may be protected by the law or governmental regulations.

12.3: Permitted antennas shall be installed solely within the boundaries of a lot. Antennas designed to receive television broadcast signals must be installed inside the dwelling unit whenever possible.

12.4: Permitted antennas shall not encroach upon any common area, any other lot, common property airspace or the airspace of another lot.

12.5: Permitted antennas shall be shielded from view of other lots, from streets and from the common areas to maximum extent possible. If permitted antennas can receive acceptable quality signals from more than one location, then the antennas must be located in the least visible location. This section does not permit installation of the antenna in any common area, even if acceptable quality signal cannot be received from the Owner's lot.

12.6: If installation of a permitted antenna cannot comply with this section because the installation would reasonably delay, unreasonably increase the cost or preclude the reception of an acceptable signal, then the Owner must ensure that the installation location is as close to a conforming location as possible. The Board may require an explanation of why the non-conforming location is necessary.

12.7: Residents shall not permit their antennas to fall into disrepair or to become a safety hazard. Residents shall have the responsibility for maintenance, repair, replacement and the correction of any safety hazards of the antennas, within two (2) weeks after notification to repair, unless safety considerations require a sooner time. If the resident does not correct a safety hazard after notification, the Board may enter the Owner's lot to repair the antenna, and any repair expense will be charged to the Owner's assessment account.

12.8: Permitted antennas shall be neutral in color or painted to match the color of the structure (wall, railing) on which they are installed.

12.9: Owners are solely and fully responsible for any damage caused to the exterior of the townhouse due to the installation or removal of any satellite dish, antenna, or other device. Owners shall not allow any satellite dish, antenna, or other device to interfere with the Associations exterior maintenance responsibilities, and the owner may be required to avoid such interference.

Modifications to the Townhouse and Lot, Section 13

13.1: Before installing any building, fence, wall, exterior wall hanging or decoration, sun shield (all sun shields or shades used on the balconies must be tan or a color similar to the main color of the townhouses), blinds, lights, windows, fountain or any other structure on the lot or the exterior of the improvements on any lot, owner must obtain the written approval of the Board of Directors or the Architectural Committee. Oral consent by one (1) or more of the Board of Directors or the Architecture Committee does not constitute formal approval.

13.2: Any exterior addition, change to or alternation of a lot, or any existing structure, item or other improvement on the lot, require written approval by the Board or the Architecture Committee. This includes solar installation. See Design Guidelines for Solar on page 10.

13.3: When seeking approval, each Owner shall submit written plans showing the location, nature, kind, shape, height, building materials, color and dimensions of this improvement to the Board or the Architecture Committee.

13.4: Should the Board or Architecture Committee fail to approve or disapprove the plans within thirty (30) days after the date of submission, the plans shall be deemed disapproved, and no changes or alterations are permitted. The Owner may then re-submit plans, which are subject to the same processes and procedures as the original submittal.

13.5: Any changes or modifications to a lot without the written approval of the Board or Architecture Committee shall not constitute a waiver of the Board's right to subsequently enforce compliance. Modifications or changes of a similar nature that have been approved by the Board in the past shall not constitute a waiver for any other lot.

13.6: The following exceptions do not require prior approval by the Board of Architecture Committee providing the work is performed in a professional manner and is consistent with the construction, appearance, and quality of the surrounding buildings.

13.6.1: Existing windows and doors may be replaced with new items of the same size, shape, and appearance. Door and window frames may be vinyl or aluminum of a tan or aluminum color. Glass may be of any type but must be clear in color.

13.6.2: Doors and windows may be covered with ornamental iron. The iron must be either black or tan and must be of a design like other installations in Casa Real.

13.7: No Owner shall cause or allow the impairment of the structural integrity or soundness of the building.

13.8: No Owner shall impair or obstruct any easement, the Association's duties, or do any act or allow any condition to exist that will adversely affect any other lot.

Business Activities, Section 14

14.1: No trade or business may be conducted from any lot, except that a resident may conduct home business activities that:

14.1.1: Are not apparent or detectable by sight, sound or smell from outside the lot.

14.1.2: Conform to all zoning requirements

14.1.3: Does not involve any person conducting the business who does not reside at the lot.

14.1.4: Does not involve door-to-door solicitation of the residents of Casa Real.

14.1.5: Does not constitute a nuisance, hazardous or offensive use or threaten the security of safety of other residents as determined by the Board. Including, but not limited to by creating excessive vehicular traffic or parking.

14.2: "Business and 'trade'" are used in this section shall be given their ordinary, generally accepted meanings. These terms include, with limitation, any occupation, work or activity undertaken on an ongoing basis in which the provider receives a fee, compensation or other form of consideration regardless of whether is engaged in full-time or part-time, the activity is intended to or does generate a profit, of whether a license is required.

14.3: The leasing of a lot is not, for the purposes of this section, considered a business.

Leasing

15.1: Owners are entitled to lease their lots for single family residential purposes.

15.2: The residents of the lot must adhere to all provisions of the CC&R's and these Rules and Regulations.

15.3: The Owner is responsible for the actions and behavior of their tenants, or lessees and is responsible for any monetary sanctions imposed against the tenant or lessees.

15.4: It is recommended that all leases and subleases should be written and provide that any breach of the CC&R's or these Rules and Regulations constitutes a material breach of the lease.

15.5: As provided in A.R.S. 33-1806.01 and 33-1260.01 Owner shall provide the Association with the first and last name of the lessee adults residing at the property and such other information as the Board of directors may reasonably require, subject to the law. The rental form is attached at the end of these Rules and Regulations.

15.6: Owners are required to provide their tenants or lessees with copies of the CC&R's and these Rules and Regulations.

Enforcement, Section 17

17.1: Fines and Penalties: If any Owner, his/her family, or any licensee, invitee, tenant or lessee violates any provision of the CC&R's, or these Rules and Regulations, the Board may levy a fine or penalty on the Owner for each violation as follows: Fifty Dollars (\$50.00) for the first violation, one hundred dollars (\$100.00) for each subsequent violation of the same rule or restriction within a six (6) month. Payment is due within thirty (30) days of notification of the fine or penalty.

17.2: Enforcement Procedures: Before a fine or penalty is levied, the following enforcement procedure will be followed:

17.2.1: First Notice of Violation shall be served upon the Owner specifying: (a) the alleged violation; (b) the date the violation occurred or was observed; (c) the first and last name of the person who observed the violation; (d) the action required to abate the violation; (e) the process the Owner must follow to contest the notice and (f) if the violation is a continuing one, a time period of not less than ten (10) days, unless the violation constitutes a safety or health hazard, after which time a fine may be imposed or if the violation is not a continuing one, a statement that any further violation of the same rule may result in the imposition of a fine or penalty after 2nd notice and hearing.

17.2.2: Second Notice of Violation. If violations continue past the period allowed in the notice for abatement without penalty, if the same rule is subsequently violated, the Board shall serve the Owner with written notice of a hearing to be heard by the Board in Executive Session. Service will be made by first class mail to the Owners address of record. The notice shall contain: (a) the nature of the alleged violation; (b) the time and place of the hearing, such time shall not be less than ten (10) days from giving notice; (c) an invitation to attend the hearing and produce any

statement, evidence and witness on his or her behalf; and (d) the proposed fine or penalty imposed.

17.2.3: Hearing. The hearing shall be held in the Executive Session of the Board of Directors, pursuant to the above-mentioned notice, thereby affording the Owner, a reasonable opportunity to be heard. The Board will set the protocol of the hearing. Prior to the effectiveness of any fine or penalty, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if the Officer or Director who delivered such notice enters a copy of the notice together with a statement of the date and manner of delivery into the minutes. If the Owner does not appear at the hearing, the Board will presume the validity of the Notice of Violation and may levy a fine or penalty.

17.2.4 Notice of Continuing Fines. If violations continue past the period allowed in the second notice of Abatement and subject to any decisions the Board makes after the hearing, then the Association will send the Owner a Notice of Continuing Fines advising that the owner will be fined one hundred dollars (\$100.00) every fifteen (15) days until the violation is corrected. The Association may, but is not required to, provide the Owner with additional notices of these continuing fines, but the election not to send any such additional notices does not deprive the Association of its right to continue fining the Owner as provided herein until the violation is corrected.

17.2.5: Injunctive Relief. If a violation is not cured after the Notice of Continuing Fines, the Board may request the Association's attorney to file an action seeking Injunctive Relief against the Owner to cure the violation(s). However, nothing in these Rules and Regulations limits the Associations' right to seek immediate Injunctive Relief at any time regardless of the presence, absence, or number of Notices of Fines hereunder or any other terms, for any violation that the Board determines in its sole and absolute discretion warrants such immediate action.

17.2.6: Board Discretion. The Board reserves the right to deviate from the procedures and fine amounts set forth herein if the Board finds good cause to do so in a particular case, so long as the Board always provides an Owner with notice and an opportunity to be heard prior to issuing any fines. The Board also reserves the right to pursue any and all other remedies set forth in the CC&R's, or permitted by law at the same time or in lieu of levying the fines set forth herein. This includes turning a matter over the Associations legal counsel at any point in, before, or after the process.

17.2.7: Fine Schedules: The fine amounts provided above are general fines applicable to most violations. The Board reserves the right to adopt supplemental fine schedules that set forth different fine amounts applicable to specific kinds of violations. The Board also reserves the right to adjust the amount of fines set forth above or in any supplemental schedule based upon the nature, severity, and frequency of the violation or any other facts and circumstances of the violation justifying such exercise of discretion.

Design Guidelines – Solar Installation

The Casa Real Homeowners Association encourages energy conservation and welcomes the use of solar power; however, we are mindful of the potential esthetic impact of the community. In the interests of maintaining the natural beauty of our environment and the appeal of our neighborhood, the Casa Real Board has developed guidelines to promote minimally obtrusive solar installations.

Arizona Statutes limit the control that an Association such as ours can have over solar energy devices, but the Board has an obligation to the community to advise Owners interested in installing solar devices to do so with the broader interests of the community in mind. The objectives of these guidelines is to have solar panels installed such that they are not visible from the road, have minimal impact on neighboring properties, and all ancillary solar equipment be installed in such manner as to blend with the structure.

If you are considering solar energy installation now or in the future, please use these guidelines as you initiate the project. Note, all projects are subject to the Casa Real governing documents about any lot modification.

Solar Devices: Solar devices are allowed subject to the following rules, provided that the rules do not impair the functioning of the devices, restrict their use or adversely affect their cost or efficiency, but all installations of solar devices require the prior written approval of the Association. To the greatest extent possible:

- 1 - Locate and install devices to minimize their appearance on the house and visibility from other properties and the street.
- 2 – Place roof devices close to the roof, at the back of the townhouse or roof, and in a neat and aligned position. Carport roofs should NOT, if possible, be used for installing solar devices because of the esthetic impact on the community.
- 3 – Minimize visibility of framing, piping, control devices, plumbing and wiring.
- 4 - No conduit, wire, cable or other related hardware may be installed across neighboring roofs or walls in order to access community electrical boxes.

In addition to other Design Guideline Rules, paint all conduits, pipes, and other parts of the device attached to the wall of the townhouse to match the wall color. Attractively screen from view all outside control devices that are attached to the wall of the townhouse and ground mounted devices.

In addition to other required submittals, submit the following for approval in advance of project installation:

- 1 – A copy of the site plan showing the house, roof diagram and proposed location of solar devices and auxiliary equipment.
- 2 – Elevation drawing of the townhouse showing what the installed devices will look like.

3 – Manufacturer photographs or cut sheets of all components including dimensions, colors, and materials.

4 – Plans for proposed landscaping or attractive screening for outside control devices that are attached to the wall of the townhouse and ground mounted devices.

Homeowners may replace existing Architectural Review Committee approved solar devices with new devices of a similar size and appearance without making a new application to the Architectural Review Committee.

Committee:

Date:

Owner and Lot Number:

Representative of Solar Company

Owner signature

Date:

Casa Real Homeowner's Association Rules and Regulations

CC&R Compliance Form for Leases

To be completed by Owners and submitted to the Association within 10 days of the signature of a lease of home in Casa Real.

What the Rules require: In accordance with the Arizona Revised Statutes 33-1806.01 and Arizona Revised Statutes 33-1260.01, Casa Real's Association requires contact information for all rental leases. To comply, please complete this form within 10 days of each signing of a lease or renewal.

Required Tenant Contact Information:

First and last names of all adults residing in the property:

Time period of lease: _____

Beginning and end dates of the lease: _____

Description and license plate numbers of all tenants' vehicles:

Per the CC&R's, the Owners remain fully responsible for their tenants' compliance with the Associations CC&R's, and the Rules and Regulations, including any damage to the common areas caused by the tenants. The Owners remain responsible for maintaining the property in good condition. Thank you for complying.

Owners name: _____

Townhouse address that is being rented: _____

Owners signature: _____ Date: _____









To Be Signed Rules and Regs

Final Audit Report

2025-10-31

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