



**RESOLUTION #2020-12-17-01  
Rental Registration Policy**

*By affirmative vote, the Board of Directors (the "Board") of the Las Sendas Community Association (the "Association"), an Arizona nonprofit corporation, hereby adopts the following resolution as an official action of the Board and hereby direct that this action be filed with the minutes of the proceedings of the Board of the Association:*

**WHEREAS**, A.R.S. §33-1806.01 of the Arizona Revised Statutes allows an Association to obtain the name and contact information for adult tenants occupying a Member's property, the time period of the lease, and a description and license plate numbers of the tenants vehicles; and

**WHEREAS**, Article 5, Section 5.3 of the Declaration of the Covenants, Conditions and Restrictions for the Las Sendas Community Association ("Declaration") allows the Board of Directors to adopt, appeal and amend rules and regulations pertaining to restrictions on the use of Lots and Parcels, and shall enforce the Association Rules in the same manner and to the same extent as the covenants, conditions and restrictions set forth in the Declaration; and

**WHEREAS**, Article 3.10 of the Association Bylaws provides that the Board shall have all the powers and duties necessary for the administration of the affairs of the Association and;

**WHEREAS**, Article 9, Section 9.1 of the Declaration states that the Board shall have the power to levy reasonable monetary penalties against an Owner for a violation of the Project Documents by the Owner, a Lessee of the Owner or, in the case of a Residential Lot, by any Resident of the Owner's Lot, provided the Owner is given notice and an opportunity to be heard; and

**WHEREAS**, Article 9, Section 9.10.2 of the Declaration states that any violation of any state, municipal, or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of the Declaration and subject to any or all of the enforcement procedures; and

**WHEREAS**, there are now numerous Residential Units and Residential Lots in Las Sendas which have been rented or leased by Owners;

**NOW, THEREFORE, BE IT RESOLVED THAT** it is the intent of the Board and Association to be aware of the identity of adult tenants occupying the Residential Unit or Residential Lot, the time period of the lease, including the beginning and ending dates of the tenancy, and a description and the license plate numbers of the tenants' vehicles by adopting the following "Rental Registration Policy" ("Policy"), and that Policy shall be effective March 1, 2021.

\_\_\_\_\_  
Las Sendas Community Association  
Board President

1/19/2021  
\_\_\_\_\_  
Date



## Rental Registration Process

### Purpose

The purpose of this policy is to establish a rental registration process so that the Association is aware of the identity of adult tenants occupying the Residential Unit or Residential Lot, the time period of the lease, including the beginning and ending dates of the tenancy, and a description and the license plate numbers of the tenants' vehicles, and has control of prior lessee's access to residential enclaves and Master Common Area.

This policy applies to Owners and Members of the Association who allow non-Owners and/or non-Members to occupy any portion of their Residential Unit or Residential Lot ("Property") through some form of agreement or lease, whether formal or informal, oral or written, for any duration. The term Lessee shall refer to a lessee, tenant, occupant, or guest under a lease or other similar agreement, whether oral or written, of any Lot or Parcel including an assignee of a lease.

### Registration Process

1. Owner or Member of the Association who rents, leases, or grants occupancy to their Property to a Lessee must complete the Association's 'Rental Registration Form' and submit it to the Trailhead Members Club at least seven (7) days prior to the rental's or lease's commencement date.
2. Owner or Member of the Association must pay a rental registration fee of \$25.00 or the fee allotted by Arizona Revised Statutes, under the Planned Community Act (whichever is greater) for each rental or lease agreement.
3. Failure of an Owner or Member to provide the above-listed information for a renewal or new lease shall be deemed as non-compliance of the Declaration and subject the Owner or Member to monetary fines pursuant to A.R.S. § 33-1806.01(E)(4).
4. Lessees are only entitled to use the Master Common Area during the term of the lease. Owners are responsible for retrieving any gate transponders and amenity access cards to the Common Areas from the Lessee at the end of the lease.

It is the responsibility of the Owner to ensure that their renters/lessees and any of their guests adhere to all Las Sendas rules and policies at all times. The Community Documents are available on the Community website at [www.thetrailhead.org](http://www.thetrailhead.org) or by the Owner or Member requesting them at [info@thetrailhead.org](mailto:info@thetrailhead.org). Such documents should be provided to each renter or lessee prior to the commencement of their rental or lease agreement.