

JUNIPER RIDGE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

POLICY AND PROCEDURE NO. 4: RENTING, LEASING OR LOANING OF PROPERTY

1.0 It shall be the duty, responsibility and obligation of a member renting or leasing property within the Juniper Ridge RV Resort to another person, to accomplish one of the following options, and failure to do so may result in a penalty of \$75 per occurrence:

1.1 If the renter's/lessee's recreational vehicle is over 10 years of age, it shall be inspected as to its physical appearance/condition prior to admission into the resort (refer to the Architectural Standard: regarding 'Recreational Vehicle Condition).

1.1.1 Any person occupying a property, except the personal residence of the owner, as a guest of the owner or one having control of the property, and without payment of a fee, shall be considered to have been loaned the property, and both its occupant and the owner shall be subject to all the provisions of this Policy & Procedure, in the same manner as a renter/lessee. Provided, that any such occupancy of three (3) days or less within a calendar month, shall not be assessed any fee by the Association.

1.2 Option No. 1 Not less than 72 hours prior to the arrival of the renter/lessee, the member shall complete a Notice of Pending Arrival form, and pay a service fee of \$25.00, which is refundable provided the rental/lease is terminated prior to an over-night stay or service having been rendered by the Administrative staff.

1.2.1 The member shall ensure that the renter/lessee reports to the Administration Office for processing within 24 hours of arrival. Should that deadline fall on a weekend or holiday, then on the next following work day. Failure to comply with this deadline shall result in a \$15 late fee being assessed;

1.3 Option No. 2 Not less than 72 hours prior to the arrival of the renter/lessee, an absentee member shall notify the Administration Office by phone of the pending arrival, and pay a service fee of \$25.00 by credit card, which is refundable if the rental/lease is terminated prior to service having been rendered by the Administration staff.

1.3.1 An absentee member is one that has not been in-residence at the Juniper Ridge RV Resort for a period of not less than five (5) days immediately prior to the arrival of the renter/lessee.

1.3.2 The absentee member shall ensure that the renter/lessee has been informed to stop at the Administration Office immediately upon arrival if between 9:00 A.M. & 4:00 P.M., Monday through Friday, and if after office hours, or on weekends and holidays, on the next following work day.

2.0 Arizona Department of Revenue Transaction Privilege Tax License Requirements.

2.1 Effective August 27, 2019, owners may not rent their property without a "current transaction privilege tax license" issued by the Arizona Department of Revenue.

2.2 Owners are required by the Arizona Department of Revenue to list the "current transaction privilege tax license number" on all advertisements and postings.

2.3 Enforcement of this article is restricted to the Arizona Department of Revenue, but in accordance with Arizona statute may be reported to that agency by the association.

ADOPTED: September 27, 2019