

Canyon Trails Unit 3

Rental Agreement Policy

The Board of Directors sets high standards for the appearance of your Community. The goal includes well maintained homes and common areas. Tenants do not always share the Community's high standards created to improve and protect property values. In an effort to maintain these standards, the Board of Directors has implemented a Rental Agreement Policy to insure that Owners and their tenants shall comply with the Association CC&R's, Bylaws, Architectural Review Guidelines and Rules and Regulations (the "Community Documents"). All Community Documents can be obtained on the Community website.

Under Section 5.15 Leasing Restrictions of the CC&R's the Association has a right to obtain the Lease Agreement for any property that is under a Lease.

Under Arizona law (A.R.S. Section 33-1902), all residential rental property in Maricopa County must register certain information relating to the property and its ownership with the Maricopa County Assessor. ALL owners of residential rental properties must register their properties regardless of whether the tenant is a family member. Failure to register the property or to timely update any information required by A.R.S § 331902 may subject the owner to penalties and other consequences as provided in the statute.

IMPORTANT NOTE:

This Rental Policy Agreement must be signed and returned along with the Lease Agreement to the Association within fourteen (14) calendar days prior to the date of signing the lease, renewal, revision or notice.

Few Common Violations (Please Initial)

_____ Trash Cans may not be left out on non-collection days & need to be stored out of view CC&R 5.18

_____ Overnight street parking prohibited from midnight to 5 a.m. - vehicle may be towed - CC&R 5.5

_____ Landscape must be kept free of weeds and dead plants & maintained in good repair - CC&R 8.1

Homeowner's Signature: _____

Printed Name: _____

Tenant's Signature: _____

Printed Name: _____

Date Rental Agreement Signed: _____

Canyon Trails Unit 3 Homeowner Association

P.O. Box 5445 Goodyear, AZ 85338
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*R*oyer Association Management 
"Managing Your Community with a Heart!"