

# **RULES AND REGULATIONS**

## **Rules and Regulations for Desert Crossing Community Association Addendum - Revision date 6/26/08**

### **NON-OWNER OCCUPIED HOMES – CRIME FREE LEASE ADDENDUM TO LEASE AGREEMENT**

In order to lease/rent any Lot, an Owner must comply with the following requirements:

- All lease/rental agreements must be subject to the terms of the Declaration, the Articles, the Bylaws and the Association Rules. All leases/rental agreements must be for the entire Lot and must be for a period of 30 days or more.
- Owners cannot rent their Lot to any person or persons who have been convicted of any criminal offense in the last five years, or who have ever pled guilty or no-contest to, or been convicted of, a felony that involved drugs, weapons, gangs, theft, violence or endangered the health, safety or welfare of others. This standard serves as the minimum requirement for a tenant to take up residency in the community.
- An Owner or Owner's agent shall conduct a criminal background/rental history check on any prospective tenant. Owners or Owner's agent must require the prospective tenant to complete a rental application providing accurate and complete information on all occupants intending to occupy a unit.
- Prior to the prospective tenant taking occupancy, the Owner or Owner's agent must present the prospective tenant with a Crime Free Lease Addendum and the Association Rules. Owner or Owner's agent must explain to the prospective tenant that they must sign the addendum and receive a copy of the Rules prior to finalizing any lease with Owner or Owner's agent. The Owner or Owner's agent must submit a signed, executed copy of the Crime Free Lease Addendum with an executed copy of the Owner's lease/rental agreement to the Association within 10 days of leasing their premises. Failure to comply will result in a fine equal to \$100 per month until proof of the signed Crime Free Addendum has been received by the Property Management Company.
- If a tenant commits an action in violation of the Crime Free Lease Addendum, the Association may require the Owner to evict the tenant under the terms of the addendum after providing the Owner with notice and an opportunity to be heard. If it is determined that the owner is required to evict the tenant, the owner must take the action immediately and the tenant will have 30 days to vacate the premises.

For every month that the tenant continues to reside on the premises, the owner will be fined \$300.00 a month and the fine will increase by \$100.00 every month thereafter.