

Continental Country Club, Inc.

2380 N Oakmont Drive

Flagstaff, AZ 86004

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Tenant Registration Policy

ARS 33-1806-1 allows Associations to implement a Tenant Registration Policy and charge a processing fee. Continental Country Club, Inc. makes all Association Documents such as CC&R's, Rules and Regulations and Bylaws available on Association website.

Prior to/within **fifteen (15) days of** commencement of each lease/rental term (even a renewal), the Owner shall provide the Association with a completed copy of the Tenant Registration Form. In addition, the Owner shall pay the Association a \$25 fee prior to/within **fifteen (15) days of** commencement of the lease/rental term if there is a change of tenancy.

The Owner shall be liable for any violation of this Declaration, the CC&Rs or the Rules and Regulations by the Tenants or other persons residing in the home and their guests or agents and, in the event of any such violations. Owner is advised to explain and provide copies of the Association CC&Rs, Rules and Regulations and all Continental Country Club Policies to the Lessee/Tenant. The Owner, upon demand of the Association, shall immediately take all necessary actions to correct any violations.

Each Owner shall pay to the Association a \$25.00 processing fee to be paid each time there is a change in tenant. Existing contracts between owners and tenants will not be grandfathered in or exempt from this program.

All fees associated with this policy are the responsibility of the homeowner, and all liabilities and responsibilities shall rest on the homeowner. No portion of the cost of compliance shall be reimbursed or repaid by the Association, or the Board, for any reason at any time.

As provided in Section 2 of the CC&Rs, the Lots are restricted to single family dwellings for residential use only by one family. As provided in Section 12 of the CC&Rs, no boarders or renters of a portion of any of the Lots shall be permitted, but an entire lot, together with the improvements thereon, may be rented only to a single family. All rentals/leases must be registered with the Association as provided in Section 2.2.

