

Date: November 8, 2006

To: Tatum Ranch Homeowners

Re: Rental Homes on Tatum Ranch

Although owners occupy the large majority of homes in Tatum Ranch, we do have a significant number of rentals. All rentals are governed by city ordinances. Furthermore, our CC&Rs state in Article IV, Section 2, Paragraph ff that “*an owner shall notify the association regarding the existence of all leases.*” These regulations are summarized in the following resolution passed by the Tatum Ranch Board of Directors at their May 9, 2006 meeting.

***TATUM RANCH BOARD OF DIRECTORS RESOLUTION
(CC&Rs, Article IV, Sec 2 (cc), (ff), Sec 3 (b) and Article XV, Sec 4)***

RESIDENTIAL RENTALS

An owner of residential rental property shall provide to the Tatum Ranch Community Association confirmation of compliance with CC&R Article IV, Sec 2, (ff), Sec 3(b) and the City of Phoenix Zoning Ordinance 202 (Residential Purposes). An owner shall also provide to the Association a copy of the information required to be recorded with the Maricopa County assessor, as set forth in A.R.S. 33-1901 and 33-1902, prior to the inception of occupancy. The owner shall update any information required by this regulation within ten days after a change occurs in the information.

Failure to provide the information in a timely manner shall subject the owner to sanctions.

To ensure that all homeowners comply with the ordinance and the Association’s CC&Rs, we are requiring all owners of rental homes to complete the Rental Property Information form and mail it to our office 29811 N Tatum Blvd Cave Creek, AZ 85331. A separate form must be completed for each rental property.

Please note that you need to complete and return the form only if you are renting your property. We also suggest that you retain this form for use if you plan to rent your property in the future. You are required to provide this information prior to renting.

The following procedures will be followed for owners of rental properties who do not return a completed form to the office by the above date.

- A. First Offense: A letter requiring compliance within twenty-one (21) days and a warning of impending monetary penalty
- B. Second Offense: A monetary penalty of \$100 and a letter requiring compliance within twenty-one (21) days.
- C. Third Offense: A monetary penalty of \$200 and letter requiring compliance within twenty-one (21) days.
- D. Fourth Offense: A letter of intent to turn issue to TRCA attorney.

If you have any questions regarding this policy on rental homes, please call the office at 480-473-1763.