

WOODHILL HOMEOWNERS ASSOCIATION

LEASE/RENT POLICY

WHEREAS, Woodhill Homeowners Association, Inc. (“HOA”) has authority to determine, in its reasonable discretion, lease/rent procedures and practices for Lots within the HOA, pursuant to Article X of the Declaration of Covenants, Conditions, and Restrictions for Woodhill Homeowners Association, Inc. (“Declaration”) and Article VIII of the By- Laws of the Association (“By-Laws”); and

WHEREAS, the Board of Directors of the HOA finds there is a need to establish a lease/rent policy for Units within the HOA.

NOW THEREFORE, the Board, via Unanimous Approval at the Regular Board Meeting of November 14, 2025, adopted the following resolution, policies, procedures, rules and regulations regarding leasing and renting homes within Woodhill HOA:

1. Dwelling Units may be leased or rented only in their entirety. No fraction or portion of the Dwelling Unit may be leased or rented.
2. The Lot Owner must provide the lessee or renter copies of the Declaration, the By-Laws, any Amendments of either document, and any HOA Policies (including this Lease/Rent Policy) (“HOA Documents”).
3. A Tenant Registration Form must be provided to the Management Company or the Board of Directors for each tenancy.
4. The Lot owner shall provide the HOA the following information within 10 days after the lease or rental agreement has been executed:
 - a. Names and contact information for any adults occupying the leased property.
 - b. The time period (term) of the lease, including the beginning and ending dates of the tenancy.
 - c. A description and license plate number of the tenants’ vehicles.
 - d. Disclose any and all tenants/residents who are required to be registered as “Sex Offenders” pursuant to A.R.S. § 13-3821 and who are classified as level two or level three offenders.
5. Failure to provide the information required in this Lease/Rent Policy, will result in a \$15 fine.
6. Dwelling Units shall not be leased/rented for a term or rental period less than thirty (30) days.

7. Violations of this Lease/Rent Policy are subject to the following enforcement and penalties:
 - a. First Offense: General warning notice mailed to Owner regarding violation and requesting corrective action
 - b. Second Offense: \$1,000.00
 - c. Third Offense: \$1,500.00
 - d. Fourth Offense: \$2,000.00
 - e. Fifth and Subsequent Offenses: \$2,000.00 per violation

In addition to the above-stated monetary penalties, the HOA may exercise any and all other remedies available to it, including the withholding of voting rights and legal action for injunctive relief. Any legal fees associated with enforcing this policy may be assessed to the Lot Owner.

NOTE: Each Internet (including social media), print and/or other type of advertisement for a short-term lease or rental within Woodhill HOA shall be deemed proof of violation to the Lease/Rent Policy regarding the minimum lease and rental periods contained herein. It shall be the Owner's responsibility to provide the Board with the following proof that he or she is not in violation of this policy: 1) a signed lease or rental agreement covering the period in question that explicitly states a lease or rental term of no less than thirty (30) days; and 2) a signed, notarized declaration from the tenant or tenants attesting to the authenticity and accuracy of that signed lease or rental agreement. Otherwise, any advertising must post that no rentals under 30 days will be permitted.

8. Any violation of the Declaration, By-Laws, or HOA Policies incurred by the lessee or renter will be charged against the Lot Owner.
9. This Lease/Rent Policy shall be subject to revision at the Board's discretion upon 30-day written notice to the HOA Membership.