

When Recorded Return To:
Woodmar IV Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85044

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Garcia

**CRIME FREE PROGRAM RESOLUTION AND RULES OF
WOODMAR IV ASSOCIATION**

Being members of the Crime Free Program does not mean that the participating community is completely free of crime. However, Woodmar IV Association ("the Association") adopts the Crime Free Resolution and Rules, in an effort to prevent criminal activity in the community.

The Association, and owners of real property therein, are governed by the (1) Declaration of Covenants, Conditions, and Restrictions, recorded in the Maricopa County Recorder's Office and amendments thereto also recorded thereat ("CC&Rs"), (2) Articles of Incorporation, (3) Bylaws and (4) Rules and Regulations (collectively referred to herein as "Governing Documents").

The CC&Rs grants a general power to the Board of Directors to adopt, amend, and repeal rules that restrict activities deemed to adversely affect the health, happiness and enjoyment of any other owner or tenant. Arizona law also provides that the Association may (1) maintain its property in a reasonably safe condition (2) take reasonable measures to protect against foreseeable activities creating danger, including criminal attacks, on the land it controls; and (3) ensure members are free from unreasonable interference in the enjoyment of their individual lots or units and the common property.

Therefore, pursuant to the Governing Documents and Arizona Law, the Board of Directors for the Association adopts the following Crime Free Program:

Crime Free Program

For purposes of these Rules, the following definitions apply: "Tenant" or "Lessee" is defined as any person who occupies a unit in which the owner lives separately from the property and who pays rent in consideration for the use of such property. "Occupant" or "Resident" is defined as any person who occupies a unit in which the owner lives separately from the property regardless of whether he or she pays for the use of such property.

All Owners, Tenants and Occupants shall participate in the Association's Crime Free Program as outlined below:

1. Criminal Activities performed by any Tenant, Occupant, or Guest on Association property involving disturbing the peace, fighting, harassment, intimidation, property damage, public drunkenness, or vandalism, or any activities performed on or off Association property involving assault, burglary, child abuse, domestic violence, minors in possession of alcohol, possession of illegal drugs, possession of stolen property, theft, arson, brandishing a weapon, crime related to gang activity, discharge of a firearm, distributing or manufacturing illegal drugs, weapons, kidnapping, or other similar crimes shall be cause for immediate termination of any lease. Proof of violation does not require criminal conviction, but shall be adjudicated by the Association by a preponderance of the evidence.

2. Owners shall notify any prospective Tenant(s) and other Occupant(s), 18 years of age or older, that the Association is governed by Crime Free Rules, and Owners shall provide the following documents

to any prospective Tenant or Resident before finalizing any lease: (1) Crime Free Lease Agreement, (2) Declaration of Covenants, Conditions and Restrictions, and (3) all of the Rules and Regulations of the Association, including the Crime Free Program.

3. Owners shall have all prospective Tenants and Occupants 18 years of age or older sign the Crime Free Lease Addendum approved by the National Association of Residential Property Managers, attached herein, before finalizing any lease and shall maintain the Crime Free Lease Addendum throughout the tenancy.

4. Owners and their agents are required to submit the following information to the Association prior to the tenant(s) move-in date:

- a. Name(s) and contact information for any Lessee(s) and other Occupant(s) or sublessee(s) over 18 years of age.
- b. Beginning and ending dates of the tenancy; and
- c. Vehicle(s) description and license plate numbers.

5. Owner shall conduct a background/criminal investigation on all prospective Tenants, sublessees and Occupants 18 years of age or older. The Association has the right, but is not required, to verify the information through its own background/criminal investigation and if found to be false or misleading may demand immediate eviction of the Tenant or Occupant. A background check is sufficient if performed by Investigative Screening and Consulting ("ISC"), at www.investigative screening.com.

6. Owners cannot rent their real property to, or allow it to be used by, any person convicted of or having plead guilty or no contest to, the following crimes within the last five (5) years: any misdemeanor criminal offense involving drugs, weapons, gangs, theft, prostitution, violence, crime against persons or property; or any crime that endangered the health, safety or welfare of others.

7. Owners cannot rent their real property to, or allow it to be used by, any person convicted of, or having plead guilty or no contest to, any felony within the last five (5) years.

8. Owners cannot rent their real property to, or allow it to be used by, any person ever convicted of, or having plead guilty or no contest to, any crime against children, any sex crime, arson, murder or manslaughter.

9. Any Owner that fails to comply with these Rules shall be given notice and an opportunity to be heard on the matter. Should the Owner's violation be supported, the Owner shall be subject to a \$500 fine to be assessed every 10 days until the violation is cured.

10. Any vendor, contractor, employee or representative of an owner, property manager or Association, excluding legal counsel, shall have a background/criminal investigation, not a mere background check through a data base, performed by the owner, property manager, or Association prior to the individual entering onto Association Property. The Association has the right, but is not required, to verify all background/criminal investigations through its own background/criminal investigation.

11. Owners, property managers, or the Association shall not permit a vendor, contractor, employee or representative to enter onto Association property if he/she was convicted of, or plead guilty or no contest to, any crime against children, any sex crime, arson, murder or manslaughter, or if within the last five (5) years to any misdemeanor criminal offense involving drugs, weapons, gangs, theft,

prostitution, violence, or crime against person or property.

12. If the Owner, property manager, or the Association is in violation of employing an ineligible person on Association property, the Owner, property manager, or the Association shall be subject to a \$500.00 fine for every violation, after notice and an opportunity to be heard.

CRIME FREE VIOLATIONS AND FINES ASSESSED AGAINST OWNER

CLASS I

Activities performed by any Owner, Tenant, Resident, or Guest on Association property or activities performed by any Owner, Tenant, or Resident off the Association property such as disturbing the peace, fighting, harassment, intimidation, property damage, public drunkenness, vandalism, after notice and an opportunity to be heard on the matter: (1) First Offense—\$100 (2) Second Offense—\$150 (3) Thereafter—Will double for each reoccurrence

CLASS II

Activities performed by any Owner, Tenant, Resident, or Guest on or off the Association property such as assault, burglary, child abuse, domestic violence, failure to abide by the requirements of the Association's Crime Free Program, minors in possession of alcohol, possession of illegal drugs, possession of stolen property, or theft, after notice and an opportunity to be heard on the matter: (1) First Offense—\$250 (2) Second Offense—\$300 (3) Thereafter—Will double with each reoccurrence

CLASS III

Activities performed by any Owner, Tenant, Resident, or Guest on Association property or off the Association property such as aggravated assault, arson, brandishing a weapon, crime related to gang activity, discharge of a firearm, distributing or manufacturing illegal drugs, weapons, kidnapping, or other similar crimes, after notice and opportunity to be heard on the matter: (1) First Offense—\$300 (2) Second Offense—\$350 (3) Thereafter—Fines will double with each reoccurrence

CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was regularly presented to and adopted by the Board of Directors of the Association at a meeting duly called and held at Vision Community Management, 16625 S. Desert Foothills Parkway on the 28th day of January, 2016, at which a quorum was present and voted, and that such Resolution is duly recorded in the minute book of this corporation.

WOODMAR IV ASSOCIATION

Rusty Catania
By:
Its: President

[Signature]
By:
Its: Secretary

STATE OF ARIZONA)
) :ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 10th day of March, 2016, by RUSTY CATANIA, the President of the Association's Board of Directors, on behalf of the Corporation.

Hannah Jones
Notary Public

My Commission Expires: July 28, 2018



STATE OF ARIZONA)
) :ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 10th day of March, 2016, by Michael Esquer, the Secretary of the Association's Board of Directors, on behalf of the Corporation.

Hannah Jones
Notary Public

My Commission Expires: July 28, 2018

