

**ESTRELLA VISTA HOMEOWNERS ASSOCIATION, INC.**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RENTAL POLICY**

**RECITALS**

WHEREAS, the Estrella Vista Homeowners Association, Inc (“Association”) is governed by a Declaration of Homeowner Benefits and Covenants, Conditions and Restrictions, recorded at Instrument No. 1999-0337357, Official Records Maricopa County Recorder (“Declaration”), Articles of Incorporation, Bylaws and Rules and Regulations.

WHEREAS, Article VI, Section 6.5 of the Declaration authorizes the Association, by a majority vote of the Board of Directors, to adopt, amend and repeal rules and regulations;

WHEREAS, Arizona Revised Statute § 33-1260.01(A) provides that “A member may use the member’s property...in accordance with the declaration’s rental time period restrictions.”

WHEREAS, Article VIII, Section 8.13 provides that “The Lot and Detached Dwelling Unit may be leased on a non-transient basis...”

WHEREAS, Arizona Revised Statute § 33-1260.01 expressly authorizes the Association to require an Owner of rental property to disclose certain information regarding a tenant residing within the community;

WHEREAS, the Board of Directors has determined that it is in the best interest of the community to adopt a Policy clarifying the provision related to “non-transient basis” and governing the rental of Lots within the Association and procedures for such rentals;

NOW THEREFORE, BE IT RESOLVED that the Board hereby approves and adopts this Resolution to create a Rental Policy.

**RENTAL POLICY**

**Time Period Restrictions**

Pursuant to Article VIII, Section 8.13, which provides that the Lot and Detached Dwelling Unit may be leased on a non-transient basis, the Association defines the term “non-transient basis” as follows, in accordance with Arizona Revised Statute § 42-5070, which has also been adopted by the City of Goodyear:

1. Non-transient shall mean any person who either at the person’s own expense or at the expense of another obtains lodging space or the use of lodging space for more than thirty (30) consecutive days.

2. Any owner who leases their Lot for a period of less than thirty (30) days shall be considered to be leasing on a transient basis in violation of the Declaration and this Policy.

### **RENTAL REGISTRATION**

1. Prior to commencement of a lease term, an Owner who is using his or her Unit as a rental property must submit a completed Rental Registration form to the Association, or its community manager, disclosing the following information:

- a. The name and contact information for any adults occupying the property;
- b. The time period of the lease, including the start and end dates of the tenancy;
- c. A description of the tenant's vehicle/vehicles and license plate number of the vehicle/vehicles.

2. The Association may charge a fee of \$25.00 for processing the Rental Registration form, which must be paid to the Association within 15 days. This fee may be charged for each new tenancy for the property, but will not be charged for lease renewals.

3. Failure to provide the Rental Registration form or the information listed above may result in a late fee of \$15.00 automatically assessed to the Owner's account.

4. Owners must provide a copy of the Association's Declaration and any Rules and Regulations and inform tenant that they are responsible to adhere to the Association's governing documents.

5. Owners are responsible for ensuring that their tenants adhere to the Association's Governing Documents and are responsible for any fines that may be imposed by the Association for tenants' violation of the Governing Documents.

6. All rental activity must comply with all State, County, and Goodyear City Ordinances, including but not limited to, registering said property as a rental, if applicable.

### **Amendments**

The Board shall retain the right to amend or repeal this Resolution.

(End of Policy. Certification on Following Page.)

**Certificate of Adoption**

I HEREBY CERTIFY that the foregoing is true and correct, and the above Resolution was approved by the Board of Directors at a duly called and held meeting. I further certify that all requirements for this Resolution as set forth in the Recitals were met.

DATED this 9th day of July, 2025.

**ESTRELLA VISTA HOMEOWNERS  
ASSOCIATION, INC.**

*Victor L. Pattarozzi*

By: Victor L. Pattarozzi

Its: President