

HALLCRAFT VILLAS EAST FOUR HOMEOWNERS ASSOCIATION, INC.

c/o VISION Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048
phone: 480-759-4945 fax: 480-759-8683
VillasEast4@WeAreVision.com

Dear Homeowner,

We are pleased to announce that the Hallcraft Villas East Four Homeowners Association, Inc. recently adopted Crime Free Rules. Crime Free communities have been around for decades and benefit all of us for many reasons. They help to keep our communities free from crime, increase our property values, and are used by many of us as selling points. For your benefit, we are enclosing the following documents:

1. Crime Free Program Rules
2. Homeowner Information Form
3. Tenant Tracking Form
4. Crime Free Lease Addendum

As required for certification in this program, we need to actively enforce the Crime Free Program. This means that everyone should carefully read the enclosed documents. Here are a few of the Crime Free highlights:

- Prospective Tenants and their Residents must complete a background/criminal investigation by Investigative Screening and Consulting ("ISC") or other comparative service.
- Prospective Tenants and their Residents must sign the Crime Free Lease Addendum. Landlords shall maintain the signed Addendum through the tenancy period.
- Landlords ignoring these requirements may be fined \$100 every 14 days.
- Landlords must evict any Tenant involved in criminal activity.
- Landlords must provide the Association with the name(s) and contact information for any Lessee(s) and other Occupant(s) or Sublessee(s) over 18 years of age, as well as the beginning and ending dates of the tenancy and the license plate numbers of the respective vehicles.

A Homeowner Information form is enclosed with this packet; please use this form to submit contact information and property status (owner occupied, rent, etc.). If your property is a rental please also complete and return the enclosed Tenant Tracking Form along with the Crime Free Lease Addendum form and a check or money order in the amount of \$25.00 to Vision Community Management at the address above.

Should you have any questions regarding this notice, please contact the office.

Thank you,

Vision Community Management
For the Board of Directors
Hallcraft Villas East Four Homeowners Association, Inc.

NOTICE OF CRIME FREE RULES

We are pleased to announce that the Hallcraft Villas East Associations I, II and III; Hallcraft Villas East Association IV; and Hallcraft Villas East Association V, ("Association(s)") have recently adopted Crime Free Rules. Crime Free communities have been around for decades and benefit all of us for many reasons. They help to keep our communities free from crime, increase our property values, and are used by many of us as selling points. For your benefit, we are enclosing the following documents:

1. Crime Free Program Rules
2. Crime Free Lease Addendum

As a requirement for certification in this program, we need to actively enforce the Crime Free Program. This means that everyone should carefully read the attached documents. Here are a few of the Crime Free highlights:

- Prospective Tenants and their Residents, including lease renewal Tenants and their Residents, must complete a background/criminal investigation by Investigative Screening and Consulting ("ISC") or other comparative service.
- Prospective Tenants and their Residents, including lease renewal Tenants and their Residents, must sign the Crime Free Lease Addendum. Landlords shall maintain the signed Addendum throughout the tenancy period.
- Landlords ignoring these requirements may be fined \$500 every 10 days.
- Landlords must evict any Tenant involved in criminal activity or any Tenant who is trespassed off of any of the three (3) Hallcraft Villas East Associations, or any Tenant who allows anyone who is trespassed off of any of the Hallcraft Villas East Associations to enter their unit.
- Landlords must provide the Association with the name(s) and contact information for any Lessee(s) and other Occupant(s) or Sublessee(s) over 18 years of age, as well as the beginning and ending dates of the tenancy and the license plate numbers of the respective vehicles.
- All unit Owners must provide their phone number and e-mail address and the phone number and e-mail address of the unit Owner's Property Manager, to the Association's Management Company which is Vision Community Management at villaseast1@wearevision.com.

Please contact the Vision Community Management with any questions.

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VillasEast4@WeAreVision.com

Homeowner Information Form

The Board requests that you submit at least one contact telephone number for emergency contact purposes.

If your home is a rental you must also complete and return the enclosed Crime Free Lease Addendum and Tenant Tracking Form together with \$25.00 check or money order made payable to Vision Community Management along with the Crime Free Lease Addendum form. If your home is owner occupied or vacant, please check the appropriate box below and sign the bottom of this page before returning this form to Vision Community Management at the address above.

Please email, fax or mail your signed form to Vision Community Management at the address listed above. If you have any questions, please contact Vision Community Management at (480) 759-4945 or VillasEast4@WeAreVision.com.

Property Address: _____

Property Occupancy: Owner Occupied
 Vacant
 Rental Property* (*If rental, please complete enclosed Tenant Tracking form)

Homeowners Name (s): _____

Home Number: _____

Work Number: _____

Cell Number: _____

Email: _____

I _____ (owner's name), state that the information provided is true and agree to notify Vision Community Management of any and all changes within fifteen (15) days of change.

Homeowner Signature

Date

Hallcraft Villas East Four Homeowners Association, Inc.
c/o Vision Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048
Office: (480) 759-4945, Extension 1120

TENANT TRACKING FORM

Pursuant to Arizona state law §33-1806.01 / §33-1260.01 which went into effect on July 24, 2014, completion of this form is required if you rent out your home. Each time a new tenant moves into your home, a new form must be completed and a \$25.00 fee paid. If the form is not fully completed or not returned within 15 days from the initial mail date, a \$15.00 late fee will be charged.

Owner Names: _____ Phone: _____

Property Address: _____ Email: _____

When filling out this information, write N/A if the line is not applicable. If this home is no longer a rental, please check here and return the form to the address below:

Name(s) of Adult(s) Tenants and Contact Information:

1. _____ Phone: _____ Email: _____

2. _____ Phone: _____ Email: _____

3. _____ Phone: _____ Email: _____

4. _____ Phone: _____ Email: _____

Lease Term:

Start Date: _____ End Date: _____

Check here if you would like violation letters to be sent to both you and your tenant

Vehicles:

1. Make _____ Model _____ Color _____ Plate _____

2. Make _____ Model _____ Color _____ Plate _____

3. Make _____ Model _____ Color _____ Plate _____

4. Make _____ Model _____ Color _____ Plate _____

Return this completed form together with a check or money order in the amount of \$25.00 to the address below. If mailing later than 15 days after property status change, include the \$15.00 late fee for a total of \$40.00. Make checks payable to:

Vision Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048

Hallcraft Villas East Associations I, II, and II; Hallcraft Villas East Association IV; and Hallcraft Villas East Association V ("Association(s)") Crime Free Lease Addendum

Being members of the Crime Free Program does not mean that the participating communities are completely free of crime. However, in an effort to detect criminal activity at the community level, this Crime Free Addendum is a necessary and crucial element of the lease. Resident hereby agrees to live crime free and ensure that Resident's guests and invitees live crime free, on and off the property.

Resident understands that crime can and does occur in every segment of life as well as in every community, regardless of the location. No property can or should be considered totally safe and free from crime regardless of the measures taken to the contrary. Hence, Landlord/Manager does not, and cannot, in any way warrant or guarantee Resident, Resident's occupants, Resident's guests, or Resident's invitee's complete safety or security at, on, near or off the community property. Resident understands that the safety of Resident and Resident's household is Resident's responsibility and not the responsibility of the owner, community, association, or Landlord/Manager's staff.

Therefore, in consideration of the execution or renewal of a lease of the dwelling unit identified in the lease; and for other good and valuable consideration; _____ ("Owner") and _____ ("Residents") agree as follows:

1. Resident(s) acknowledge(s) receipt of the Association's Declaration of Covenants, Conditions and Restrictions ("CC&Rs"); Articles of Incorporation; Bylaws; Rules and Regulations and Crime Free Program (collectively referred to herein as "Governing Documents").
2. Resident(s) agree(s) to not violate the Governing Documents, incorporated herein by this reference.
3. Resident(s) shall not engage in any criminal activity whatsoever, including drug-related criminal activity, on or near the dwelling unit or Association. "Drug related criminal activity" means the illegal manufacture, sale, distribution, or possession with intent to manufacture, sell, or distribute an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. §802]). The Association shall be the sole judge as to what constitutes Criminal Activity.
4. Resident(s) shall not engage in any act intended to facilitate Criminal Activity.
5. Resident(s) shall not permit the dwelling unit to be used for or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a Resident or Invitee.

6. Resident(s) shall not permit a person who has been "trespassed" off the premises of any of the three (3) Hallcraft Villa East Association properties to enter or occupy their dwelling for any period of time for any reason.
7. Resident(s) shall not engage in the unlawful manufacturing, selling, or storing of an illegal or controlled substance as defined in A.R.S. §13-3451, at any locations, whether on or near the dwelling unit premises.
8. Resident(s) shall not engage in any other illegal activity, including but not limited to; prostitution as defined in A.R.S. §13-3211; criminal street gang activity as defined in A.R.S. §13-105 and A.R.S. §13-2308; threatening or intimidating as prohibited in A.R.S. §13-1202; assault as prohibited in A.R.S. §13-1203, including but not limited to, the unlawful discharge of a weapon on or near the dwelling unit premises; any breach of the Lease Agreement that otherwise jeopardizes the health, safety, and welfare of the Landlord, his Agent, other Residents, the Association and its members; any other activity involving imminent or actual serious property damage, as defined in A.R.S. §33-1368.
9. Resident(s) hereby authorizes the use of any police generated report(s) against him/her/them as direct evidence of any eviction hearing(s).
10. VIOLATION OF ANY PROVISION OF THE CRIME FREE PROGRAM SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this Agreement shall be deemed a serious violation, and a material and irreparable breach of contract. It is understood that a single violation shall constitute good cause for immediate termination of the lease under A.R.S. §33-1377, as provided in A.R.S. §33-1368. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
11. In case of conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of this Addendum shall govern. This LEASE Addendum is incorporated into the Lease executed or renewed this day between Owner and Resident.
12. The parties represent that they have had an opportunity to consult with independent legal counsel about the rights and obligations created by this Agreement prior to signing hereunder.
13. The parties understand that this community is a crime-free community but the designation "Crime-Free" is in no way related to any governmental entity, including but not limited to, federal, state, county or local entities.

14. Upon receiving notice from the Association that a Resident is in material breach of this Agreement, the Owner shall immediately initiate an eviction action pursuant to A.R.S. §33-1377, as provided in A.R.S. §33-1368. After notice and an opportunity to be heard, Owner shall be subject to a \$500 fine to be assessed every 10 days until the violation is cured.

15. Owner understands that the Association shall have the right, but not the obligation, to enforce its Governing Documents against the Owner as Plaintiff in any action, including but not limited to, an action seeking injunctive relief and/or monetary penalties against the Owner for violations of the Governing Documents. Notwithstanding, the Association shall not have the right to bring a detainer action against Resident(s) pursuant to A.R.S. §33-1377, as provided in A.R.S. §33-1368.

Resident (Print):

Date:_____

Resident (Print): (if applicable)

Date:_____

Resident (Print): (if applicable)

Date:_____

Owner

Date:_____