



ANTHEM COUNTRY CLUB COMMUNITY ASSOCIATION PROPERTY RENTAL POLICY

July 28, 2016

The CC&Rs provide that the leasing of a Lot is not a business or trade and therefore is allowed in the Anthem Country Club community. Leasing is the regular, exclusive occupancy of a Lot by any person other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument. Lots may be leased only in their entirety. No fraction or portion may be leased. The following apply to all property rental.

- Leases must be for an initial term of a minimum of 30 days, except with the prior written consent of the Board.
- Lots may not be subleased and leases may not be assigned except with the Board's prior written approval.
- A casita on a Lot may be occupied but not independently leased.
- All leases must be in writing. No transient tenants may be accommodated.
- Owners must notify the ACCCA of each lease of a Lot within 10 days of executing the lease, together with the following information.
 - The names of the tenants.
 - The contact information for the adults occupying the property.
 - The time period of the lease including the beginning and ending dates.
 - A description of the tenant's vehicles and license plate numbers.

The ACCCA will impose the penalties in the Fine Policy and Schedule for failure to notify the Board of a lease, or to provide the required information or for violation of the 30-day minimum rental length. ([CC&R's Section 3.4 \(e\)](#) and [Use Restrictions, paragraph \(c\) \(iv\)](#)).