



Anthem Parkside Community Association
Communication of Short Term Rental Fine Policy

Introduction:

The purpose of this policy is to define how Anthem Parkside Community Association (APCA) will communicate the fines for Short Term Rentals of properties within Anthem Parkside.

Definition:

“Short Term Rental”: a lease of any portion by an Owner of the Owner’s agent for a period of less than 30 continuous days to a single lessee.

Owners may lease their property. The Initial Use Restrictions further indicate that an Owner (1) shall notify the Board or their designee of any lease within 10 days of execution of the lease, and (2) that all leases shall be for an initial term of no less than 30 days.

Owner shall provide the following information about the tenant to the APCA or their designee, subject to current and future restrictions included in Arizona Revised Statutes:

- The names of the tenants;
- Contact information for the adults occupying the unit;
- The time period of the lease including the beginning and ending dates of the tenancy;
- A description of the tenant’s vehicles; and
- The license plate numbers of the tenant’s vehicles.

The Owner shall provide the above information to the APCA or their designee within the 10 day notification period. At the Owner’s discretion, an Owner may also provide a copy of the executed lease or rental agreement.

The APCA shall impose a fine for the following violations:

- Failure to notify the Board or their designee of a lease, including the required information indicated above, within 10 days of execution of the lease shall be considered a “CC&R Violation” and a \$25 fine shall be levied against the Owner. The Association may take any necessary legal action to gain an Owner’s compliance with the requirement.
- For a Short Term Rental, the fines shall be as follows:
 - For the first offense, \$750
 - For the second offense, \$1,000
 - For the third offense and all subsequent offenses, \$1,500