

# SCOTTSDALE SHADOWS IV, INC.

7800 E. Camelback Road  
Scottsdale, AZ 85251

## RENTAL POLICY

All owners are obligated to abide by the Rental Policies of Association IV as listed in our CC&R's. Violators will be subject to fines and penalties as spelled out in the RCI Rules and Regulations.

17. Use and Occupancy Restrictions. No part of the Property shall be used other than as a dwelling and the related common purposes for which the Property was designed. No Owner shall permit his Unit to be used for transient or hotel purposes or shall lease less than the entire Unit. **A Unit Owner must be the Record Owner of a Unit for a minimum of 365 days before leasing his/her Unit.** A Unit Owner may only lease his or her Unit one time during each 365-day period. All leases shall be for a minimum of 120 consecutive days.

17.1 The Owner shall provide to the Association the following information regarding the tenant(s):

- a.) the name and contact information for any adults occupying the unit;
- b.) the time period of the lease, including the beginning and ending dates of the tenancy; and
- c.) a description of and the license plate numbers of the tenants' vehicles. The Association shall be permitted to charge the maximum fee allowed by Arizona law for each new tenancy, which shall be paid fifteen days from the postmarked request. The Association may (but has no obligation to) automatically suspend the barcode or other access to Communal Areas upon expiration of a lease or failure to submit lease information as set forth in this Section 17.

(Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Scottsdale Shadows IV, Inc. dated 5-15-2017)

## RENTAL POLICY

Page 2

### **If you intend to lease or rent your unit:**

- Please refer to the Scottsdale Shadows website for further leasing information:  
<https://scottsdalshadows.org/forms-and-rules/>
- Obtain Leasing Form at: [https://scottsdalshadows.org/a4\\_public/](https://scottsdalshadows.org/a4_public/)
- Maricopa County Rental Property Registration:  
<https://mcaessor.maricopa.gov/static/docs/Residential-Rental-Property-Registration.pdf>

RCI will not provide ID, Bar Code or other community privileges, and Association IV will not activate building access fobs, unless a copy of the lease or rental agreement is on file. The Rules and Regulations of Scottsdale Shadows require you to submit a copy of any and all leases, rental agreements, and the designated lease processing fee to:

RCI Administrative Office  
7800 East Camelback Rd  
Scottsdale, AZ 85251