The Mountain Park Ranch Homeowners' Association

New Owner Information

Acct #_____

In order to keep the Association's database current and to better serve you, please provide the following information:

Property Address _____

Owner Name(s) _____

_____

Invoices and correspondence should be mailed to (please check one):

_____The property address (shown above) _____ Alternate mailing address (provide below)

_____

_____

telephone _____ 2nd telephone_____

e-mail _____ 2nd e-mail _____

I UNDERSTAND THE SELLER MUST PROVIDE AN ELECTRONIC RECREATION CENTER KEY FOB TO THE BUYER. IF THE KEY IS NOT PASSED ON AT THE POINT OF SALE, THE BUYER MAY REPLACE IT FOR $40.00. ONLY ONE KEY IS ISSUED PER PROPERTY.

RESALE DISCLOSURE ACKNOWLEDGEMENT

I/we hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me. I also understand that as a matter of Arizona law, if I fail to pay my dues, the association may take legal action.

Signatures: _____Date: _____

_____ Date: _____

If this is a rental, Is this self-managed by you? _____

Please be aware that no owner shall enter into any lease for less than the entire unit or for a term of less than 30 days.

Please provide the following, if applicable:

Property Management Co _____

Address _____

Telephone _____ e-mail _____

Invoices should be sent to _____owner _____property mgr. _____both

Recreation Center key fob can be released to: Owner only _____ Owner, Property Manager and/or tenant_____

For rentals, please see page 2 – a signature is required.

REV: 1/15/2021

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15425 South 40th Place Suite 4 Phoenix Arizona 85044
Phone (480) 704-5000 Fax (480) 704-5005
www.mtparkranch.org

The Mountain Park Ranch Homeowners' Association

For Rental Properties:

The Legal Owner & Tenant – Occupant Agree to the Following Terms and Conditions:

The MPR Board of Directors under the rule making authority granted by the CC&R's has adopted the information stated herein. The Rules and Regulations of the Association are not limited to those appearing here and are subject to change. All Members and tenants are subject to those changes, regardless of the date of signing this agreement.

General:

1. Limit of 1 key fob per property.

2. The legal owner is responsible for the completion of applicable forms and provisions of the required information. It is the responsibility of the legal owner to ensure that all required fees and assessments are paid when due.

3. All rental property must be registered with MPRHOA.

4. Community privileges cannot be shared between the absentee owner and the non-owner occupants. Absentee legal owners must either assign or retain their facilities use privileges.

5. All Rules and Regulations, By-Laws and CC&R's must be followed and abided by at all times. The legal owner is responsible for any fines and/or penalties levied against tenants/occupants, including guests, for violations of any Rules and Regulations, By-Laws and CC&R's.

6. The guest policy shall be (4) per household for pools and (3) for tennis courts. A guest is someone who does not reside in the household.

7. An Architectural Request form must be submitted prior to any exterior modification to a property, and the form must be signed by the legal owner.

8. For self–managed properties, our standard practice is that the owner and the tenant will be sent CC&R letters. For properties managed by a Property Management Company, CC&R letters will be sent to the owner and the Property Management Company. Please contact us if other arrangements need to be made.

Lost Key Fob:

A replacement recreation center key fob for all facilities is $40.00 each.

Association Assessments:

Single family residential property assessments are due, in full, January 1 and July 1 of each year. It is the responsibility of the owner to pay on time regardless of the receipt of a bill or statement.

No owner shall enter into any lease for less than the entire unit or for a term of less than 30 days.

I, the legal owner, have read and agree to abide by all terms and conditions stated on this document and in the MPR Rules and Regulations. I also understand that I am responsible for any fines and/or penalties levied against tenants-occupants for violation of any Rules and Regulations, By-Laws and CC&R's.

SIGNATURE (Required) **NAME (Print Legibly)** **Date**

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