

WILLIAMS PINE MEADOW ESTATES, INC. LEASE NOTIFICATION FORM

**Williams Pine Meadow Estates, Inc.
P.O. Box 641
Williams AZ 86046-0641**

_____ [Owner] has leased property at _____
_____ [address], Lot # _____, to be used and occupied by the lessees and
adult persons named below as a single family residence and for no other use or purpose whatever, for a term
beginning on ___/___/___ [date], and ending on ___/___/___ [date].

City of Williams Permit Number: _____ Expiration Date: _____

The name and telephone number of each of the Lessees/ Tenants (over 18 years of age) and each other adult
who will reside in the dwelling during the lease term.

Name(s): _____

Address: _____

Telephone # () _____ [Home/Cell/Work] Email: _____

Vehicle: _____ [Year/Make/Model/License Plate #]

Name(s): _____

Address: _____

Telephone # () _____ [Home/Cell/Work] Email: _____

Vehicle: _____ [Year/Make/Model/License Plate #]

Name(s): _____

Address: _____

Telephone # () _____ [Home/Cell/Work] Email: _____

Vehicle: _____ [Year/Make/Model/License Plate #]

The name, address and telephone number at which the Owner/Agent* can be contacted by the Association
during the lease term.

Name(s): _____

Address: _____

Telephone # () _____ [Home/Cell/Work] Email: _____

The name, address and telephone number of a person whom the Association can contact in the event of an emergency involving the Lot or Dwelling.

Name(s): _____

Address: _____

Telephone # () _____ [Home/Cell/Work] Email: _____

Owner/Agent* signature: _____ Date: ____/____/____

*If Agent is signing on behalf of the Owner, the Owner's written designation of Agent must accompany this form

RENTAL / LEASE REQUIREMENTS

Per Article II, Section 13 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Williams Pine Meadow Estates ("Declaration"):

- No Lot or the improvements thereon shall be used for hotel or other lodging or transient service or purpose.
- All leases must be in writing;
- The entire Lot must be leased (i.e., a guest house may not be leased separately from the main residential dwelling structure);
- A Lot may be leased only to a Single Family;
- All leases shall provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and Association Rules, and any failure by the lessee to comply with the terms of the Declaration and Association Rules shall be a default under the lease and grounds for eviction; and,
- A copy of any rental registration forms adopted by the Board must be delivered to the Association within ten (10) days of the commencement of the lease term or renewal term.
- An Owner who leases their Lot shall be responsible for assuring compliance by the lessee(s) with all the provisions of the Governing Documents and shall be jointly and severally responsible for any violations by such lessee(s). An Owner who leases their Lot shall also abate criminal activity as authorized in A.R.S. §12-991.
- The Owner shall submit a completed Lease Notification Form to the Association within ten (10) days of the commencement of a lease term or renewal term. For each new rental a \$25.00 fee is due with the submission of this form. A fine of \$15.00 will be imposed against the Owner in the case of a late or incomplete Lease Notification Form as authorized in A.R.S. 33-1806.01.