

**LEASING OF PROPERTY REQUIREMENTS FORM  
PAYSON PINES HOMEOWNERS ASSOCIATION  
Revised 11/22/2021**

Date: \_\_\_\_\_

**This form is documenting the lease between the legal Owner or their documented designated Agent and a tenant who will be residing on a parcel within the Payson Pines Homeowners Association (“Association”). These parcels are to be used for a single family dwelling only.**

Property Address: \_\_\_\_\_

Name of Owner/Agent: \_\_\_\_\_

Owner/Agent Address: \_\_\_\_\_

Owner/Agent Phone Number(s): \_\_\_\_\_

Beginning & Ending dates of Lease/Rental Agreement:

From \_\_\_\_\_ To \_\_\_\_\_.

Ref: A.R.S. §33-1806.01(A) and PPHOA Rules & Regulations (“Rules”), V5.19  
180 days minimum lease duration

Name(s) and Contact Information, voice & email, of all adult RESIDENT TENANT(s):

\_\_\_\_\_  
\_\_\_\_\_

Number of Total Adult Occupants of Residence: \_\_\_\_\_

Ref: A.R.S. §33-1806.01(C)

Description and License number of all vehicles belonging to RESIDENT TENANT(s):

\_\_\_\_\_  
\_\_\_\_\_

Ref: A.R.S. §33-1806.01(C)

**There is a \$25.00 new tenancy fee payable to the Association** for the initial application; the fee will be waived for lease renewals *to the same tenant(s)*. This fee is due within 15 days of lease commencement. An additional fee of \$15.00 may be charged for incomplete or late information for this document.

Ref: A.R.S. §33-1806.01(D) and Rules V5.19

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In consideration of the execution of renewal of a lease of the dwelling unit identified in the Lease, Owner and Resident Tenant shall agree as follows:

Resident Tenant, any members of the Resident Tenant's household or a guest or other persons affiliated with the Resident Tenant:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802])
2. Shall not engage in any act intended to facilitate criminal activity.
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in A.R.S. §13-3451, at any locations, whether on or near the dwelling unit premises
5. Shall not engage in any illegal activity, including prostitution, as defined in A.R.S. §13-3211, criminal street gang activity as defined in A.R.S. §§13-105 and 13-2308, threatening or intimidating as prohibited in A.R.S. §13-1202, assault as prohibited in A.R.S. §13-1203, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in A.R.S. §33-1368.
6. Shall not allow any resident of this property that is required to be registered pursuant to A.R.S. §13-3821 and who are classed as Level two or Level three offenders.
7. Violation of these provisions will be a cause for action by the Association that may include legal action.

It is understood that any violation shall be good cause for immediate termination of the lease under A.R.S. §33-1377, as provided in A.R.S. §33-1368. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

8. In case of conflict between the provisions of this addendum and any other provisions of the Owner's lease, the provisions of this document shall govern.

Tenant Initial \_\_\_\_\_

Owner Initial \_\_\_\_\_

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Per the Declaration Section 10.6, I, \_\_\_\_\_,  
(Owner/Agent) have provided the TENANT of the foregoing lease/rental  
agreement with copies of the *CC&R's*, *By-Laws*, and *Rules and Regulations* of  
the HOA of Payson Pines.

As owner, I understand that it is my responsibility to abate criminal activity as  
authorized in A.R.S. 12-991.

\_\_\_\_\_ Signature of Owner/Agent

Date: \_\_\_\_\_

.....  
TENANT must Sign "Lease/rental Agreement" and initial the "Crime Free  
Addendum" which is made part of this Lease/Rental Agreement.

I, \_\_\_\_\_, (TENANT) have received copies of  
the *CC&R's*, *By-Laws*, and *Rules and Regulations* of the HOA of Payson Pines  
and will abide by these rules accordingly as long as the Lease/rental agreement is  
in force.

\_\_\_\_\_ Signature of TENANT

Date: \_\_\_\_\_

**Mail completed form and \$25.00 payment to:**

Payson Pines Homeowners Association  
1000 N. Beeline Hwy #195  
Payson, AZ 85541