



CARRIAGE MANOR RESORT

RENTER THIRD PARTY AGREEMENT

LOT # _____ OWNER NAME: _____ PH # _____

PROPERTY OWNER FEE (non-refundable): \$25 per rental due along with this agreement at least 1 week prior to arrival. (Governing Documents: R & R 12.21 Rental Properties.) **Owner Initial:** _____

HOW TO USE
This form is to notify the Resort of a RENTER, defined in the Governing Documents R&R 1.5 as:
Any non-owner, tenant, or free-occupier who is residing on a lot with the owner's permission, and by written third-party agreement.
One renter must be age 55+ and the other must be 40+. Two renters are allowed per lot.
Form must be completed by Owner, Renter, then submitted to Resort Administration at least 1 week prior to arrival.

DATES
As Owner of the above lot, this agreement gives permission to the following renter(s) to occupy said lot from _____ to _____. **(Start & End dates required)**

RENTER INFO
NAME: _____ BIRTHDATE: _____
NAME: _____ BIRTHDATE: _____
ADDRESS: _____
PHONE#: _____ CELL#: _____
EMAIL: _____
EMERGENCY CONTACT NAME: _____ EMER. CONT. #: _____

RV LOT
CHECK HERE IF PROPERTY IS AN RV LOT (see Governing Documents Rules & Regulations 4.9 for allowed RV types)
RV TYPE: _____ LENGTH: _____ MAKE: _____ YEAR: _____ (10 Years Max.)

PETS
PETS (Y/N): _____ (no more than 2 pets per household) # OF DOGS: _____ # OF CATS: _____
(If YES, a Pet Rules and Regulation Form MUST be filled out for each pet. Proof of required rabies inoculations must be presented.)

OWNER ACKNOWLEDGEMENT
Carriage Manor RV Resort is qualified as an age 55 or older development under the Fair Housing Amendments Act of 1988. One resident in each household MUST have passed their 55th birthday at the time of occupancy, the second resident of the household MUST have passed their 40th birthday. **Renters/Guests will be asked to show proof of age.** Flagrant violators of the Governing Documents regarding the age 55 restrictions may be fined and/or asked to leave the Resort. **Owner Initial:** _____

Owner of the lot is responsible to inform their Renter(s) of all Resorts rules, such as the age restrictions (55+ years, pet rules, restrictions of R.V. age, quiet hours, etc.) and all Resort rules and regulations. Homeowners may be fined for tenant violations. **Owner Initial:** _____

LEASING LIMITATIONS IN CC&R'S: 3.38 Leasing Limitations.
A. No Owner may lease or rent his, her Lot for a term less than **Twenty-Eight (28)** consecutive days. All Owners who lease their Lots must ensure their tenants meet the minimum age requirements as set forth in Section 3.29 of this Declaration. All Owners who lease their Lots must also ensure that their tenants abide by Carriage Manor's Governing Documents at all times. **Owner Initial:** _____
B. Effective March 1, 2022, rentals are prohibited during the months of June, July and August of each year. **Owner Initial:** _____
C. Effective March 1, 2022, any member renting a property on a year-round basis (which includes the months of June, July and August of each year) as of the effective date of this change may continue doing so as long as he or she holds title to the property, with the exemption expiring upon the transfer or sale of the property. This is a non-transferable exemption from enforcement. **Owner Initial:** _____

When this agreement expires, a new agreement must be executed. No agreement longer than 1 year will be accepted. **Owner Initial:** _____

INCOMPLETE FORM MAY RESULT IN DELAYED PROCESSING

OWNER/AGENT

Date Signed

FOR ADMINISTRATION ONLY – DO NOT FILL IN THIS BOX – CONTINUED ON PAGE 2

Amount Paid: _____

Cash Check _____

Initials & Date: _____



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The property owner of the lot is responsible to inform Renter of the Resort rules, such as the age restrictions (55+ age), pet rules, restrictions regarding age of R.V., quiet hours and all Resort rules and regulations. Property owner may be fined for Renter violations.

GENERAL RENTAL RULES

- 1) **RESORT FEE & GATE PASS:** All Renters are required to register with Admin, each Renter will be required to pay a \$10.00 NON-refundable Resort Fee per person, per stay (subject to change). If Renter would like an automatic Gate Pass, there is a \$15 per vehicle decal fee. (Gate passes are not transferable.) **Renter Initial:** _____
- 2) **NAME BADGES:** The official current Carriage Manor badge should be worn while in the Resort and is required when using the common area building or recreational facilities. We appreciate the return of the Renter badges at the end of your stay. **Renter Initial:** _____
- 3) **OCCUPANTS & AGE RESTRICTIONS:** Limit of two residents per lot. One resident per household must be age 55 or older with the second resident age 40 or older. A guest or visitor may be of any age, but must reside in the RV/Park Model residence with a bona fide resident age 55 or older. The length of any stay for anyone under age 55 is limited to TWO (2) WEEKS per year with no carry-over to the next year. All guests or visitors under the age of 18 must be accompanied by a resident adult when in the common recreation areas. **Renter Initial:** _____
- 4) **LANDSCAPE MAINTENANCE:** Renter(s) will assist property owner to maintain the landscape and the unit. Please notify the resort office of any water leak issues with the water main or irrigation line in the front of the property, or the property owner for other issues. **Renter Initial:** _____
- 5) **RV RESTRICTIONS:** Only one RV per lot is permitted. All RVs will be inspected and accepted on the basis of appearance and age. RVs over 10 years old or over 40' long require a variance from the Board of Directors in advance. **Renter Initial:** _____
- 6) **TERM OF AGREEMENT:** When this agreement expires, a new agreement must be executed. No agreement longer than 1 year will be accepted. **Renter Initial:** _____
- 7) **MAILBOXES:** Use of the owners mailbox is controlled solely by the property owner. Carriage manor WILL NOT issue mailbox keys to non-owners, and WILL NOT be responsible for obtaining mailbox keys for renters.
 - If the owner does not give permission for renter/guest to use the mailbox, mail may be picked up at the MAIN Post Office General Delivery, 135 N. Center, Mesa, AZ 85201.
 - If the renter is to allowed to use the owners mailbox the correct address is as follows:
John Doe
7750 E. Broadway Rd. # ____ (A lot # is required for delivery)
Mesa, AZ 85208
Renter Initial: _____
- 8) **LEASING LIMITATIONS IN CC&R'S (Effective Mar. 1, 2022): 3.38A Leasing Limitations.**
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RENTER ACKNOWLEDGEMENT

I HAVE READ AND AGREE TO THE RULES AND REGULATIONS SET FORTH IN THIS DOCUMENT.

RENTER

Date Signed

RENTER

Date Signed

FOR ADMINISTRATION ONLY – DO NOT FILL IN THIS BOX

Amount Paid: _____

Cash Check _____

Initials & Date: _____