



CARRIAGE MANOR RESORT THIRD PARTY AGREEMENT

LOT # _____ OWNER NAME: _____

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

Renter(s) shall abide by all rules and regulations set forth in the Carriage Manor Rules & Regulations.
Owner is responsible to inform renter of the Resort Rules.

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

PARK MODEL/ MANUFACTURED HOME _____ or RV LOT _____
(IF RV LOT) - RV TYPE: _____ LENGTH: _____
MAKE: _____ YEAR: _____ (10 Year Max.)
PETS: _____ (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.)

HOMEOWNER FEE: \$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: _____

*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.** The Board of Directors has established a \$10,000 fine for flagrant violators of the CC&Rs regarding the age 55 restriction. Owner Initial: _____

LEASING LIMITATIONS IN CC&R'S: 3.37 Leasing Limitations. 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 insure their tenants meet the minimum age requirements as set forth in Section 3.29 of this Declaration. All Owners who lease their Lot must also ensure that their tenants abide by Carriage Manor's Governing Documents at all times. (Effective March 1, 2022) Owner Initial: _____

Owner of the lot is responsible to inform his renter/guest of all Resort rules, such as the age restrictions (55 years or older), pet rules, restrictions regarding age of R.V., quiet hours and all Resort rules and regulations. Homeowners may be fined for tenant violations. Owner Initial: _____

OWNER/AGENT

Date Signed

FOR ADMINISTRATION ONLY – DO NOT FILL IN THIS BOX – CONTINUE TO PAGE 2

Own. Total: _____

Amt Paid: _____

Cash/Chk: _____

Initials & Date: _____

CARRIAGE MANOR RESORT

(OVER)

- 1) **RESORT FEE & GATE PASS:** All Renters, Guests and Overnight Visitors are required to register with Admin, each (18 years or older) will be required to pay a \$10.00 NON-refundable Resort Fee per person, per stay (subject to change). If your renter would like an automatic Gate Pass, there is a \$15 per vehicle decal fee. (Gate passes are not transferable.)
- 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 guest badges at the end of your stay.
- 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.
- 4) **LANDSCAPE MAINTENANCE:** It is the hope that the renter/visitor/guest will assist us to maintain the landscape and the unit. Please notify the property owner or the resort office of any problems.
- 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 WILL NOT be accepted unless authorized by Management.
- 6) **TERM OF AGREEMENT:** When this agreement expires, a new agreement must be executed. No agreement longer than 1 year will be accepted.
- 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 their P.O. Box, mail may be picked up at the MAIN Post Office General Delivery, 135 N. Center, Mesa, AZ 85201.
 - If the renter/guest is to allowed to use the owners P.O. Box the correct address is as follows:
John Doe
7750 E. Broadway Rd. # _____ (A lot # is required for delivery)
Mesa, AZ 85208

The owner of the lot is responsible to inform his renter/guest of the Resort rules, such as the age restrictions (55 years or older), pet rules, restrictions regarding age of R.V., quiet hours and all Resort rules and regulations. Homeowners may be fined for tenant violations.

LEASING LIMITATIONS IN CC&R'S: (Effective March 1, 2022)

3.37 **Leasing Limitations.** 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 insure their tenants meet the minimum age requirements as set forth in Section 3.29 of this Declaration. All Owners who lease their Lot must also ensure that their tenants abide by Carriage Manor's Governing Documents at all times.

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

RENTER/VISITOR/GUEST

Date Signed

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Guest Total: _____

Amt Paid: _____

Cash/Chk: _____

Initials & Date: _____