

ACOMA ESTATES HOMEOWNERS ASSOCIATION
2151 NORTH MERIDIAN RD #57
APACHE JUNCTION, AZ 85220

CRIME FREE PROGRAM

The ACOMA ESTATES Homeowners Association is a member of the City of Apache Junction's Crime Free Multi-Housing Program. As a requirement of belonging to this program, the ACOMA ESTATES Homeowners Association has implemented and agreed to actively enforce the following:

1. Owner must notify prospective Tenants that ACOMA ESTATES Homeowners Association is a member of the City of Apache Junction's Crime Free Multi-Housing Program.
2. Owners must present prospective Tenants the Crime Free Lease Addendum and the rules and regulations and explain to Tenant that Tenant must sign the agreement and the Rules and Regulations prior to finalizing any lease with owner and receiving possession and keys to the owner's unit for rent.
3. Owner must have a background/criminal check performed on all (juvenile and adult) prospective Tenants. The Association has the right to verify all of the information submitted, and if found to be a false or misleading, will demand immediate eviction of the tenant(s). In such a case, upon notice and opportunity to be heard, if cause is found, a \$500.00 fine will be assessed —every 10 days until the tenant(s) are evicted.
4. Owner must have the Crime Free Lease Addendum signed by any new Tenants and must make it a part of the lease. The Owner is also required to submit a signed Crime Free Addendum with an executed copy of the Lease to the Homeowners Association's Board of Directors within 10 days of leasing their premises along with the copy of approved application, copy of the credit and criminal background checks, and the Landlord/Tenant Agreement form stating the number and name of all occupants who will be residing in unit.
5. Owners cannot rent their units to any person or persons who have been convicted of any criminal offense in the last five years, or who have ever pled guilty or no-contest to, or been convicted of a felony or crime that involved drugs, weapons, gangs, theft, violence or endangered the health, safety or welfare of others. (Any questions regarding specifics, please call the Board of Directors).
6. There are additional Rules and Regulations for the ACOMA ESTATES Homeowners Association with the membership to this program.

SHOULD ANY OWNER FAIL TO COMPLY WITH ANY OF THE ABOVE LISTED RULES, THEY WILL BE GIVEN NOTICE AND AN OPPORTUNITY TO BE HEARD ON THE MATTER. SHOULD THE VIOLATION ALLEGATION BE SUPPORTED, A FINE WILL BE IMPOSED IN THE AMOUNT OF \$500.00.

1. Activities on this property such as, but not limited to: disturbing the peace, fighting, vandalism, property damage, offensive behavior, harassment, intimidation, public drunkenness (adult), party out-of-control if supported, after notice and opportunity to be heard on the matter:

1. 1st offense \$ 50.00
2. 2nd offense \$250.00
3. Thereafter \$500.00/per incident

2. Activities on this property such as, but not limited to: domestic violence, child abuse, assault, burglary, theft, public drunkenness (minors), possession of illegal drugs, minors in possession of alcohol, DUI, possession of stolen property if supported, after notice and opportunity to be heard on the matter:

1. 1st offense \$250.00
2. Thereafter \$500.00/ per incident

2. Activities on this property such as, but not limited to: manufacturing or distributing illegal drugs; any crime related to gang activity; illegal possession of firearm or weapon; discharge of firearm; aggravated assault; arson; kidnapping; murder if supported, after notice and opportunity to be heard on the matter.

1st offense. And thereafter \$1000.00 per incident

THESE RULES BECOME EFFECTIVE DECEMBER 14, 2002

All lease agreements signed prior to this date will be grand fathered through the term of the lease or for six months from the effective date of these rules, whichever comes first, in regards to the Crime Free Lease Addendum. This means that if your lease renews prior to six months from the effective date you must then provide the Homeowners Association's Board of Directors, within 10 days of the renewal date, a signed copy of the Crime Free Lease Addendum and a copy of the new lease agreement or renewal agreement; but regardless you must deliver a signed Crime Free Lease Addendum and lease agreement or renewal no later than six months from the above date.

Owners are immediately, within 10 days, responsible for providing the ASSOCIATION with the number and name of all Tenants who are residing in their unit on the Landlord/Tenant Agreement form or a fine of \$60.00 will be imposed every 14 days.

Owners are also responsible for providing their Tenants with information regarding this program and letting them know that crime will not be tolerated at ACOMA ESTATES Homeowners Association. (EVERY YEAR HAVE TO UPDATE DOCUMENTATION).

Fines for actions of individuals may be mitigated on a case-by-case basis (depending on the severity of the crime or damage and positive action taken regarding correction). The Owner must appear before the Board at the next regular meeting of the Board of Directors after receipt of the notice of fine and state his case including proof of any and all corrective action taken.