

Sunrise Presidio East HOA  
5455 N Via Arancio, Tucson AZ 85750  
September 9, 2016

Dear SPE Homeowner,

As most of you know, there are more and more opportunities for short term property rentals. With the advent of Airbnb, VRBO, Craigslist and others, the internet provides many options to set up these arrangements.

Sunrise Presidio East, in its CC&R's specifically addresses the issue of rentals in our community and it is timely to remind everyone of the restrictions that are placed on these arrangements.

This is addressed in Article XIII (Use Restrictions), Section 7, which states:

*No room or rooms in any residence on said Lots shall be rented or leased; provided that nothing in this Section shall be construed as preventing the renting or leasing of an entire Lot, together with its improvements. **However, no Lot may be rented for a hotel or transient purpose, which shall be construed to mean for a period of less than thirty (30) days, nor shall any lot be rented to other than a family as defined by the Pima County Zoning Code.***

What this means is quite simple:

- Homes may be rented but only for terms of 1 month or more. **NO rentals for any length of time less than a month are permitted.**
- Homes may only be **rented to a family**, as defined by the Pima County Zoning Code.

The Association will vigorously pursue any violation of this Use Restriction with legal remedies. Under Article XV, Section 1 of the CC&R's, the Association, or any Homeowner, may go to Court to enforce this (or any) restriction in the CC&R's AND the prevailing party has the ability to recover all reasonable court costs.

We are all very interested in the harmony of our community and we do not want such confrontations and compliance with the CC&R's is the best way to ensure this.

We ask that any resident who is aware of any violation of this CC&R, please contact the Association Board of Directors.

Your SPE HOA Board of Directors