

To all prospective Purchasers of Homes in Briarwood VI HOA Regarding Rentals

The Briarwood VI HOA has a policy on home rentals in the Association's governing documents (see Article IV, Section 1 C of the Briarwood VI Covenants Conditions and Restrictions) that states the following:

- No one who purchases a home in Briarwood VI after January 4, 2019 may rent or lease any portion of their residence for less than 60 days;
- No one who purchases a house as of March 13, 2025, may rent their residence for less than 180 days;
- The entire residence must be rented;

When a home in Briarwood Vi is rented, the owner is required by law to file a residential real estate rental registration with the Office of the Maricopa County Assessor. We provide here, for convenience, a link to the relevant portion of the Assessor's website: https://mcassessor.maricopa.gov/forms/residential_property/

The Briarwood VI HOA requirement is that any homeowner who rents their residence must submit a Renter Information Form (via the HOA website) and \$25 rental fee to the Briarwood VI HOA within 15 days of the beginning of the lease (the HOA accepts payment via Zelle – PLEASE put “Rental fee” and the residence lot number in the memo/notes box on the funds transfer page, if using Zelle). The Rental Form is available on the Briarwood VI website: <https://briarwoodvi.com/renter-form/>. The form and fee must be submitted each time a lease is begun. However, the form and fee do NOT need to be submitted when an existing lease term is extended by agreement between the owner and tenant. The owner should email information@briarwoodvi.com in this situation, confirming that the lease is being extended with the same tenant.

The Briarwood VI renter information form requires the homeowner to attest that they :

- Have provided the tenant(s) with a copy of the Association CC&Rs, Rules & Regulations and ByLaws;
- Are responsible for tenant(s) compliance with all of the provisions in the governing documents*

*The form provides that the homeowner can enter the name and contact information for a local “agent”, if the owner identifies such a person/entity. This person/entity would be designated as the first point of owner contact for any compliance issue regarding the tenant(s).