

Notice to Owners of Rental Units & Rental Agents

Lake Park Village is a homeowner community and all residents need to abide by the community's Rules and Regulations.

Before entering into a rental agreement, you should be aware of the following:

1. Our CC&Rs only permit rental of a unit to a single family. This means that renting to unrelated individuals is a violation of the CC&Rs.
2. ALL parking at LPV is reserved. Only three (3) parking spaces are available to residents of a unit: the garage and the two (2) spots in front of the unit. Residents are not permitted to park overnight in Visitor's Parking or Clubhouse parking. Cars that park more than three nights are subject to resident rules. Permits granting exceptions for actual visitors are issued for short periods by the property manager. Violations will result in fines to the unit owner and/or the towing/booting of the offending vehicles.
3. Unit owners are financially responsible for the conduct of their tenants, tenant's guests, and their pets including any damage to the common elements as well as sanctions (fines) for conduct violating the governing documents of the community (CC&Rs, Bylaws, Rules and Regulations).
4. All homeowners are to notify the management company whenever they lease or rent their unit, giving the name, mailing address, and telephone number of the new occupants.
5. Unit Owners must register with the Dobson Ranch Homeowners Association and pay the Dobson Ranch fee each time the unit is rented (see their website for more information and forms).
http://dobsonranchhoa.com/item_list.asp?subcat=49&subtitle=%3Cb
6. Owners may owe sales tax on the rent to the City of Mesa. Refer to the City of Mesa website listed below for more information:
http://www.mesaaz.gov/salestax/pdf/real_property_rental.pdf
7. Owners of rental property within the City of Mesa must register it with the Maricopa County Assessor's Office, See link below:
<http://www.mesaaz.gov/codecomp/mcrental.aspx>.