

These Rental Rules have been updated and approved by the Runaway Point HOA board in January 2024.

Runaway Point Rules for short term rentals (30 days or less):

A short-term rental is defined as a contractual rental for a stay of less than 30 days. Property is rented at Runaway Point condo by a condo owner or assigned representative of the owner such as a management company. Runaway Point HOA prefers short-term rentals be at least a week (6-7 nights) each.

Owners or their assigned representative must follow the rules agreed to by Runaway Point HOA until such time as any updates or changes are made.

1. Owner or their assigned representative must ensure that Heywood Management as well as all neighbors living above, below and across/side of their unit are aware of the unit being used as a short-term rental and all need to have owner or representatives up-to-date contact information.
2. Owner or their assigned representative must have their unit registered as a "short-term rental" in accordance with the City of Tempe requirements and if necessary, Maricopa County requirements.
3. No pets are allowed for any short-term rental.
4. Short-term renters must abide by the policies & rules of the Lakes Clubhouse, if they are approved to use these facilities.
5. Owners must have Runaway Point Rules & Regulations available for renters in the unit and are responsible for their guests following HOA rules & regulations.
6. Owners are responsible for making sure that if a renter uses the Runaway Point community pool, that the pool rules are followed, and the area is left cleaned up.

Runaway Point Rules regarding longer term rentals:

1. (PRIOR TO LEASE SIGNING) All rentals where an owner will allow a tenant to have a pet dog: Owner or rental agency, must follow the policy set by Runaway Point that is –only one dog 45 lbs. or less is allowed. All dogs are to be spayed or neutered and have updated rabies shot. Heywood Management must be contacted and sent information regarding the dog's information for board approval. This must be done PRIOR to signing a lease with said renter.
2. All rentals where an owner will allow a tenant to have a pet cat: Owner or rental agency must follow the policy set by Runaway Point, that is: all cats are to be spayed or neutered, vaccinated and kept inside or limited to the patio area in the upper units.
3. Within 15 days of a lease being signed, the owner must send Heywood Management the contact information of the renter and if the renter has non-related family members over the age of 18 who will be living in the unit, this information must also be included. This information (name, current phone number, vehicle make, model and license plate number) will be kept on file at Heywood Management.
4. Renters must abide by the policies & rules of Runaway Point HOA and the Lakes Clubhouse, if they are approved to use the Lakes facilities.
5. Owner is responsible for ensuring that the renter has the latest copy of the Runaway Point Rules & Regulations. Contact Heywood for this or go on the Runaway Point website: <https://runawaypointhoa.com>.