



The Springs at Santa Rita HOA
951 W Via Rio Fuerte
Green Valley, AZ 85614
(520) 648-1699
hoa@thespringshoa.org

HELPFUL TIPS FOR RENTERS

We extend a warm welcome and hope your residence at The Springs will be both pleasant and comfortable. This guide provides essential information intended to facilitate your transition into The Springs community and outlines the primary rules and responsibilities for tenants.

- 1. Parking:** Residents are requested to park vehicles in garages or on driveways if necessary. If parking on driveway please be sure your vehicle does NOT obstruct the sidewalk in any way. Daytime guests may park on the street, but please DO NOT park on the curbs or sidewalks at ANY time. Overnight guests should utilize the driveway; street parking overnight is not permitted.
- 2. Recreational Vehicles:** Driveway or Street parking of a tenant RV is allowed for up to 72 hours only. Guests are not permitted to park RVs within the community at any time. Vehicles must be parked with all four wheels on the street—parking on curbs is prohibited to prevent curb damage.
- 3. Speed Limit:** The speed limit within the neighborhood is strictly 20 MPH to ensure the safety of all residents.
- 4. Garage Doors:** Garage doors should remain closed except when entering or exiting, or when necessary for access during projects.
- 5. Trash & Recyclables:** Trash is picked up on Mondays and Thursdays, and recyclables are collected every Monday. Collection is generally completed before 10 AM. Containers must not be visible except on pickup days and they should be placed at the bottom of the driveway **without obstructing the sidewalk.**
- 6. Entrance Gate:** Entrance gates are open daily from **5:00 AM to 10:00 PM**. The gate code is _____; please enter the code slowly when using the keypad. (Contact landlord if this info is not provided.)
- 7. Homeowners Association Information Box:** Located beside the mailboxes, these boxes provide details about community events such as Resident Happy Hours, Picnics and Potluck Dinners. All residents, including renters, are welcome to participate.
- 8. Toilets:** Please don't use toilet cleaners that are hung from the tank or sit inside the tank. They eat the plastic pipe fittings which causes leakage.
- 9. Water Softener:** If a water softener is installed, use only about 1 tsp of detergent in the dishwasher and about 1 / 4 of the laundry detergent you would normally use in the washing machine.
- 10. Green Valley Recreation (GVR):** We have provided you with a signed Tenant Card request form. Upon payment of the Tenant Fee to GVR, you will receive an ID card granting you access to all GVR facilities in Green Valley for the duration of your lease.

11. **Pima Animal Control (520) 724-5900 OPTION 4:** If you are permitted to have pets, please be sure dogs are always leashed when they are off your property. You MUST pick up all droppings left by your pets.

12. **Golf Course:** The golf course is not a part of our property and is not available for our use. Residents of The Springs are NOT permitted to walk on the course unless they are paid golfers .

13. **Resident Name Tags:** If you wish to purchase a name tag to wear to neighborhood events, please contact Sandi Lee at Sandi422@icloud.com or via phone at 520-873-7439. The cost is \$9.00 per tag and must be paid in advance.

14. Your Mailbox number is _____ on Post # _____ located at _____.

15. **Heart Safe Community:** This residence does participate ____ or does not ____ participate in the (NCOS) For the Springs at Santa Rita.

Tenants are expected to adhere to all rules and regulations set forth by The Springs Homeowners Association. For more information or inquiries, please visit the official web site (www.thespringshoa.org) or contact the office via email (hoa@thespringshoa.org). Comprehensive and regularly updated community information is available on our website.

We hope you enjoy your stay here. If we can be of any help, please let us know.

Owner's Name

Contact person for renter inquiries/issues (if different from owner)

Contact person's telephone number