

Willow Valley Club Association

Associate Member Policy

ARTICLE I

As stated in the By-Laws for Willow Valley Club Association at Article VI, Paragraph 3, "Associate members shall consist of such members of the families of regular members or lessees of regular members as may be determined from time to time by the Board of Directors."

The Board of Directors hereby establishes the following policy regarding family members and lessees.

ARTICLE II

DEFINITIONS

- A. "Associate Member" is any Qualifying Family Member or Lessee of a regular member.
- B. "Common Areas" include but are not limited to the clubhouse for the Willow Valley Club Association, the beach, the parking lot(s), and the boat launch.
- C. "Qualifying Family Member" is a spouse, an unmarried partner, adult children (including son or daughter in-law), stepchildren, or biological parents of a regular member.
- D. "Lessor" is a regular member who offers to lease or rent their entire property within a qualifying subdivision through a lease or other instrument to allow another person or persons to enjoy the exclusive possession and use of the entire property for a specified period.
- E. "Lessee" is a lessee or tenant who enters into a lease or other instrument for the exclusive possession and use of an entire property within a qualifying subdivision for a specified period.
- F. "Leased Property" is the property being offered for lease or rent by the Lessor.
- G. "Regular Member" is a property owner within a qualifying subdivision whose name is on record, which shall include unnamed spouse, at the Mohave County Assessor's Office. (By-Laws article VI, paragraph 2)
- H. "Sublease Tenant" is any tenant of a Lessee.

ARTICLE III

QUALIFYING FAMILY MEMBER

A. Willow Valley Club Association shall confirm the identity of a regular member by the name or names of record at the Mohave County Assessor's Office. In the event of an unnamed spouse, Willow Valley Club Association may require a government issued marriage certificate as verification of such marriage. Additionally, people named in a trust for a qualifying property within Willow Valley Club Association, as owners also qualify as regular members. However, those people listed as benefactors do not qualify as regular members. Those listed as benefactors may qualify as associate members if otherwise satisfy the requirements specified herein.

B. A qualifying family member includes, an unmarried partner, adult children (son or daughter in-law), stepchildren or parents of a regular member. In the event an unmarried partner is not an owner of record with the Mohave County Assessor's Office, the qualifying family member must present sufficient documentation of shared residency with the regular member (such as driver's license, utility bills) to confirm eligibility for an associate membership. Regular members wishing to add son-in-law or daughter-in-law, mother and/or father, adult children and/or stepchildren as an associate member may do so with sufficient documentation (birth certificate, marriage certificate, adoption paperwork), and accompany the perspective qualifying family member to the Willow Valley Club Association office and both sign the approved club form declaring the relationship as true and factual. Any portion of said form found to be fraudulent will result in denial of associate membership status and potential suspension of the regular members' club privileges. In the event of an unnamed spouse, evidenced by a marriage license, the unnamed spouse shall be recognized as a regular member, removing the need for an associate membership or separate assessment or fee.

C. Regular members wishing to have a qualifying family member become an associate member must sign the approved form that he/she accepts all responsibility and liability for any actions taken by the qualifying family member specifically regarding the common areas.

D. Minor children or stepchildren of regular members are not required to become an associate member until their eighteenth birthday.

ARTICLE IV

LESSEE

A. For a lessee to be considered for associate membership in the Willow Valley Club Association, the lease agreement between the regular member and the lessee must be for a specified period not less than 12 consecutive months and lessee must be a full-time resident of the leased property. Lessee must provide sufficient proof of occupancy including an Arizona government issued identification card, Arizona residency affidavit (ADOT form 40-5143), Arizona voter registration card, bank statement, income tax records, court records. Any items presented must bear the same address as the leased property to be used for consideration for associate membership.

B. Lessor is responsible for notifying the Board of Directors with the name and contact information for any adults occupying the leased property, the time period of the lease, including the beginning and ending dates of the tenancy, and a description and license plate numbers of the lessee's vehicles as required by A.R.S. §33-1806.01(C).

C. The lessor must provide proof of registration of the leased property with the Mohave County Assessor's Office as required per A.R.S. §33-1902. Additionally, pursuant to Article III, Paragraph 9 of the Bylaws, the lessor must sign the approved Willow Valley Club Association lessor/lessee form that he/she accepts all responsibility and liability for any actions taken by the lessee specifically regarding the common areas. Lessor may complete this process in one of the following methods:

- 1) In person with accompanying identification in the Willow Valley Club Association office, or
- 2) Present a complete and notarized application to the Willow Valley Club Association office.

D. Family members of lessees do not qualify for associate membership. Therefore, the lessee must be present when a family member or guest of the lessee wishes to access any Common Area.

E. Short-term rentals, including but not limited to weekend rentals, Airbnb or Vrbo (or other similar short-term rentals), and rentals that are not for the exclusive possession and use of the entire property (i.e., room rentals) are expressly denied associate membership.

F. Sublease Tenants do not qualify for associate membership.

ARTICLE V

ASSOCIATE MEMBER RULES

1. Rules for all Associate Members

- A. All associate memberships must be renewed annually.
- B. All associate members must pay a non-refundable fee equal to the assessment for regular members.
- C. Associate members do not have voting privileges.
- D. Associate members have access to all common areas associated with Willow Valley Club Association the same as a regular member.
- E. Associate members are accountable for the same rules as regular members.
- F. Regular members have the right to revoke their respective associate members' privileges at any time, with or without cause.
- G. Willow Valley Club Association reserves the right to revoke an associate members privileges at any time, with cause, after notice and an opportunity to be heard.