

State of Arizona
Senate
Fifty-first Legislature
Second Regular Session
2014

CHAPTER 112
SENATE BILL 1184

AN ACT

AMENDING SECTION 33-1802, ARIZONA REVISED STATUTES; RELATING TO PLANNED COMMUNITIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 33-1802, Arizona Revised Statutes, is amended to
3 read:

4 33-1802. Definitions

5 In this chapter and in the community documents, unless the context
6 otherwise requires:

7 1. "Association" means a nonprofit corporation or unincorporated
8 association of owners that is created pursuant to a declaration to own and
9 operate portions of a planned community and that has the power under the
10 declaration to assess association members to pay the costs and expenses
11 incurred in the performance of the association's obligations under the
12 declaration.

13 2. "Community documents" means the declaration, bylaws, articles of
14 incorporation, if any, and rules, if any.

15 3. "Declaration" means any instruments, however denominated, that
16 establish a planned community and any amendment to those instruments.

17 4. "Planned community" means a real estate development ~~which~~ THAT
18 includes real estate owned and operated by OR REAL ESTATE ON WHICH AN
19 EASEMENT TO MAINTAIN ROADWAYS OR A COVENANT TO MAINTAIN ROADWAYS IS HELD BY a
20 nonprofit corporation or unincorporated association of owners, that is
21 created for the purpose of managing, maintaining or improving the property
22 and in which the owners of separately owned lots, parcels or units are
23 mandatory members and are required to pay assessments to the association for
24 these purposes. Planned community does not include a timeshare plan or a
25 timeshare association that is governed by chapter 20 of this title OR A
26 CONDOMINIUM THAT IS GOVERNED BY CHAPTER 9 OF THIS TITLE.

APPROVED BY THE GOVERNOR APRIL 22, 2014.

FILED IN THE OFFICE OF THE SECRETARY OF STATE APRIL 23, 2014.