

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

# 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 IS HELD BY a nonprofit corporation or unincorporated association of  
20 owners, that is created for the purpose of managing, maintaining or improving  
21 the property and in which the owners of separately owned lots, parcels or  
22 units are mandatory members and are required to pay assessments to the  
23 association for these purposes. Planned community does not include a  
24 timeshare plan or a timeshare association that is governed by chapter 20 of  
25 this title.