



**UNIT OWNER NOTICE TO BOARD OF INTENTION TO LEASE
CONDOMINIUM UNIT**

The undersigned, being as of this date the Unit Owner(s) of record of Unit Number _____ at Veer Towers, hereby notifies the Board of Directors that the undersigned has received a bona fide offer to LEASE the Unit from the party/ies named below on the terms stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE TENANT(S):

1.)

2.)

Note: If a prospective tenant is an entity (e.g., corporation, limited liability company, etc.), name the designated officer, director, stockholder, member or employee of the entity who will occupy the Unit and for how long a term. When and if the designated occupant vacates the Unit, another application must be filed, and references submitted before occupancy can be allowed to a successor designated occupant.

TERMS OF PROPOSED LEASE:

Attached is a true and complete copy of the proposed lease agreement setting forth all of the terms between the parties. The following is a summary of the terms of such document.

Monthly Rental: \$ _____

Lease Commencement: _____

Lease Term: _____



The undersigned acknowledges that the leasing of the Unit is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements (the

“Declaration”) and the Rules and Regulations of The Veer Towers Unit Owners association, which include the following requirements with regard to leasing:

1. The lease term must be for a minimum period of six (6) months.
2. The Lease must be for the entire Unit. No partial Unit may be rented.
3. The Lease must be in writing, and a copy must be provided to the Board.
4. A tenant must provide evidence of insurance coverage with the same requirements as that of an owner.
5. The new resident must schedule an orientation with the Management Office within one (1) week of move in.
6. The Board shall have the right to terminate the lease upon default by the tenant or the Unit Owner of any provisions of the Governing Documents or any law governing the Unit.
7. The written lease agreement must provide that the tenant deposit in escrow with the Association an amount not to exceed one month's rent or \$1,500.00, whichever is less, unless the owner specifically requests that this fee be waived and Board consent is given. This deposit shall be used by the Association to repair any damage to the Common Elements or any other property located within the Condominium or to pay



discretion of the Association). After any deductions for repairs or reimbursement to the Association, the balance of the security deposit shall be returned to the tenant, within two weeks after the expiration of the lease.

The undersigned, being as of this date the Unit Owner/s of record of Unit number X at Veer Towers specifically request that this fee be waived.

8. All Unit Owners shall be jointly and severally liable with the tenants of such Unit to the Association for any amount which is required by the Association to effect repairs to the Common Elements or to pay any claim for any injury or damage to property caused by the malicious actions or negligence of the tenant.
 9. All leases shall comply with and be subject to the provisions of the Controlling Documents and the provisions of same shall be deemed expressly incorporated into any lease.
 10. These leasing provisions shall also apply to assignments and renewals of leases.
 11. Upon entering into an agreement for the lease of a Unit, the Unit Owner shall: (i) provide to the Board written notice thereof and a copy of the executed lease agreement; (ii) furnish to the Board the names of the tenant and all tenants to be residing in the Unit; and (iii) deliver a copy of the Governing Documents and the Rules and Regulations to the tenant and return to the Association a signed acknowledgement by the tenant of receipt of the Association's Governing Documents and Rules and Regulations.
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12. All leases must be APPROVED by the Board; such which approval shall not be unreasonably withheld.



- Lease
- Tenant Acknowledgment

ACKNOWLEDGEMENT OF RECEIPT

veerTM
TOWERS
OF GOVERNING DOCUMENTS

The undersigned (“Tenant”) has entered into a lease agreement as of this date with the Unit Owner(s) of record of Unit Number _____ at Veer Towers. Tenant hereby acknowledges and agrees that the lease agreement and Tenant’s rights of occupancy are subject to the provisions of the Governing Documents and the provisions of same shall be deemed expressly incorporated into the lease. Tenant acknowledges receipt of, and agrees to comply with the provisions of, the following Governing Documents:

1. Declaration of Covenants, Conditions and Restrictions and Reservations of Easements
2. Bylaws of Veer Towers Unit Owners Association
3. Articles of Incorporation of Veer Towers Unit Owners Association
4. Rules and Regulations of Veer Towers Unit Owners Association

TENANT(S):

Names(s):

Signature:

Dated:

Signature:

Dated:

VEER TOWERS UNIT OWNERS ASSOCIATION

CRIME FREE LEASE ADDENDUM RESOLUTION

WHEREAS, Veer Towers Unit Owners Association (the "Association") is a Nevada nonprofit corporation governed by the laws of the State of Nevada, including Nevada Revised Statutes ("NRS") Chapter 116, which governs common-interest communities;

WHEREAS, NRS 116.3102(1) (a) provides that an association may "adopt and amend rules and regulations";

WHEREAS, Article 5, Section 5.2 of the Declaration of Covenants, Conditions & Restrictions and Reservation of Easements for Veer Towers Unit Owners Association (the "Declaration") empowers the Board, acting on behalf of the Association, to make and enforce reasonable and uniformly applied Rules and Regulations.

WHEREAS, Article 6 of the Amended and Restated Bylaws of Veer Towers Unit Owners Association (the "Bylaws") empowers the Board, acting on behalf of the Association, to make and enforce reasonable and uniformly applied Rules and Regulations.

WHEREAS, NRS 116.049(3) defines an association's governing documents to include its Rules;

WHEREAS, NRS 116.3102(1) (m) provides that an association "may impose reasonable fines for violations of the governing documents" of the Association;

WHEREAS, NRS 116.31031(1) provides that the Board may impose fines and sanctions against a "unit's owner or tenant or an invitee of a unit's owner or tenant" for violations of the Association's governing documents;

NOW, THEREFORE, BE IT RESOLVED THAT, in an effort to help protect the Association and its residents, and by the recommendation of the Las Vegas Metropolitan Police Department, the Veer Towers Board of Directors hereby adopts the following resolution amending the Sale or Lease of Units policy:

No portion of a Unit (other than the entire Unit) may be rented. All leases shall be in writing, and submitted to the Management Office no less than two (2) weeks in advance of occupancy or lease renewal, including a Crime Free Lease Addendum must also be completed and provided to the management office with the lease. Copies of Crime Free Lease Addendum may be obtained from the management office. Failure to provide the documentation required hereunder shall constitute a breach of the governing documents and subject the owner to violations. No leases shall be amended or modified without the Board's acknowledgement. All leases of any Unit must be in accordance with the Association Governing Documents and submitted to the Management Office with the appropriate fees. No Unit may be leased for less than six (6) months or more than twice a year.

VEER TOWERS UNIT OWNERS ASSOCIATION

CRIME FREE LEASE ADDENDUM RESOLUTION

The "Sale or Lease of Units Policy" is further amended to include the following:

As part of all leases, and in addition to the Crime Free lease Addendum discussed above, it is requested that owners also submit to the management office a copy of all background checks obtained on any tenant(s).

Except as modified herein, the Sale and Lease of Units Policy are hereby ratified and restated.

This resolution shall become effective upon adoption by the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the following Rule:

By:  _____
Board Member

Attested By:  _____
Board Member



CRIME FREE LEASE ADDENDUM



In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident on or off the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

Initials: _____

2. Shall not engage in any act intended to facilitate criminal activity.

Initials: _____

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

Initials: _____

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in N.R.S.453.566 and N.R.S.453.321, at any locations, whether on or off the dwelling unit premises.

Initials: _____

5. Shall not engage in any illegal activity, including, but not limited to:
 - a: prostitution as defined in N.R.S. 201.295;
 - b: criminal street gang activity as defined in N.R.S. 193.168;
 - c: assault and battery as prohibited in N.R.S. 200.471, and N.R.S. 200.481, including domestic battery;
 - d: the unlawful discharge of a weapon, on or off the dwelling unit premises, as prohibited in N.R.S. Chapter 202; or
 - e: any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

Initials: _____

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

Initials:_____

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

Initials:_____

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Initials:_____

*** I authorize property management to use police generated reports as Direct Evidence against me in an eviction hearing. ***

Resident Signature	Date	Property Manager's Signature	Date
--------------------	------	------------------------------	------

Resident Signature	Date	Name / Address of Property	Date
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Information and Property Release Form

This form is required by management to ensure that we have the correct contact information for you in the event of an emergency as well as to know your preferences in regards to managing your account information.

Association: _____

Owner's Information	Unit Owner's Name			
	Unit Address			
	Mailing Address <input type="checkbox"/> Check to request that your mailing address be changed			
	Unit Owner's Contact Information	H: () M: () W: ()	Email: _____	

Complete this

section only if you are authorizing information and/or property to be released to someone other than the owner of record. Agent includes family members and friends acting on your behalf.

Authorized Party	<input type="checkbox"/> Agent Name(s) <input type="checkbox"/> Tenant Name(s)			
	Property Management Company Name			
	Contact Information	H: () M: () W: ()	Email: _____	

I, _____, am the unit owner of record for the property referenced above. Associa Nevada South has my permission to release the following information/item(s) to my Agent/Tenant for said property.

This authorization will expire on the _____ day of _____, 20____ or will remain in effect until such time as revoked by me in writing.

Owner's Initials here _____ will give full access to the account. Otherwise, please initial all that apply. Items below must be initialed by the homeowner in order for the information/property to be released.

- | | |
|--|--|
| <input type="checkbox"/> Account Information (Assessment & Fine)
<input type="checkbox"/> Gate Directory Access
<input type="checkbox"/> Parking Passes
<input type="checkbox"/> Compliance Information | <input type="checkbox"/> Community Keys
<input type="checkbox"/> Gate Remote / Card
<input type="checkbox"/> Visitor Tags
<input type="checkbox"/> Other: _____ |
|--|--|

This form must be signed and dated by the unit owner of record.

Homeowner's Printed Name

Homeowner's Signature

Date

Veer - Rental Sample Certificate

ACORD, CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)
PRODUCER Broker Address 1 Address 2	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Resident Name Resident Address Resident City, State Zip	INSURERS AFFORDING COVERAGE INSURER A: Insurance Company A INSURER B: INSURER C: INSURER D: INSURER E:	NAIC #

COVERAGES
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR. ADD'L. LTR. MARK	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO. <input type="checkbox"/> TERT. <input type="checkbox"/> LOC.				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				\$ \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	OTHER Personal Liability Personal Property	Policy #	Effective	Expiration	\$1,000,000 Per Occurrence \$TBD By Tenant

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

 Additional Insured on all policies except WC/EL and Waiver of Subrogation on all policies in favor of: Associa Nevada South; Veer Towers Unit Owners Association; and ARIA Resort & Casino Holdings, LLC, and their directors, officers, representatives, agents and employees, including all parent companies, subsidiaries, affiliates, partnerships, joint ventures and allied companies, corporations or entities. Coverage provided under the above policies shall be Primary and Non-Contributory to any policies maintained by the Additional Insureds.

CERTIFICATE HOLDER Veer Towers Unit Owners Association 3722 Las Vegas Boulevard South Las Vegas, Nevada 89158	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT.
Signature	© ACORD CORPORATION 1988

VEER TOWERS Information Form

Resident #1:

Name: _____

Property Address: _____

Mailing Address: _____
(If different)

Home Phone: _____ Work Phone: _____

Cell Phone: _____

Email: _____

Emergency Contact Name: _____ Phone: _____

Resident #2:

Name: _____

Property Address: _____

Mailing Address: _____
(If different)

Home Phone: _____ Work Phone: _____

Cell Phone: _____

Email: _____

Emergency Contact Name: _____ Phone: _____

Do you certify that as the deeded owner of the above listed property, you are not in the military service so as to be entitled to the benefits of the Soldiers' and Sailors' Act of 1940 (50 U.S.C. APPEN. SEC. 501 ET SEQ). I declare under the penalty of perjury under the laws of the State of Nevada that the forgoing is true and correct.

Circle one: Yes / No

I certify this information is accurate.

Signature: _____ **Date:** _____

All guests, vendors, realtor, etc., must check in at the front desk. The Owner/Resident will be contacted by phone when someone arrives. Please indicate which guests will be authorized access to your floor and unit without being announced. Please indicate whether keys can be released without Owner/Resident knowledge

Business _____ Name _____

Day of Week _____ Time of Day: From _____ To _____

Start and end days: from _____ To _____

Can Unit keys be released without phone authorization _____

Business _____ Name _____

Day of Week _____ Time of Day: From _____ To _____

Start and end days: from _____ To _____

Can Unit keys be released without phone authorization _____

Business _____ Name _____

Day of Week _____ Time of Day: From _____ To _____

Start and end days: from _____ To _____

Can Unit keys be released without phone authorization _____

*****Additional authorized guest must be submitted in writing to the Association prior to authorization of key release. Guest will not be allowed to access Veer Amenities without Owner present.**

Signature: _____ Date: _____

Vehicle Information

(Please provide the information for Residents that live in the Unit.)

(Please Print)

Vehicle Make: _____

Vehicle Color: _____

Model: _____

Vehicle License Plate Number: _____

Vehicle State: _____ Year: _____

Vehicle Make: _____

Vehicle Color: _____

Model: _____

Vehicle License Plate Number: _____

Vehicle State: _____ Year: _____

Vehicle Make: _____

Vehicle Color: _____

Model: _____

Vehicle License Plate Number: _____

Vehicle State: _____ Year: _____

Vehicle Make: _____

Vehicle Color: _____

Model: _____

Vehicle License Plate Number: _____

Vehicle State: _____ Year: _____

Signature: _____ **Date:** _____

Veer Towers Unit Owners' Association

Bicycle Registration Form

Name: _____

Unit #: _____

Bicycle Description:

Make: _____

Model: _____

Year: _____

Serial Number (If Applicable): _____

For Concierge Use Only

Permit#: _____

Issued By: _____



Type of Bicycle (Circle One): Mountain Road BMX

Frame Style(Circle One): Mens Womens Unisex

Frame Color: _____

Accessories or Special Characteristics:

Signature _____ Date _____

veer^o™ TOWERS

Unit Owners Association

PET REGISTRATION

Per the governing documents of the Veer Towers Unit Owners Association, all residents must register with management any and all pets. All pets are required to be vaccinated and licensed by Clark County. Please provide the information below and return it to the concierge desk.

Name of Animal Owner: _____

Unit # Animal Resides in: _____

Breed of Animal: _____

Please provide the following documentation:

- Any government registration information
- Proof of vaccination

- Picture

I have read and agree to comply with all rules and regulations contained in the condominium documents with reference to pet ownership at Veer Towers. I understand that I must comply with the governing documents concerning pet policies and procedures.

I hereby represent that my pet(s) is up to date with all vaccinations and agree to keep my pet properly vaccinated at all times. I further represent that my insurance policies contain no pet exclusions and that my pet is properly licensed.

Signature: _____

Date: _____

For Association Use Only

Board Approval

Approved _____

Not Approved _____

DIRECTIONS TO CRYSTALS LOADING DOCK

70 Frank Sinatra Drive Las Vegas, NV 89109

PREFERRED ROUTE TO LOADING DOCK FROM I-15 NORTH BOUND

1. Take the FRANK SINATRA DR exit
2. Keep right to continue onto FRANK SINATRA DR
3. Continue past Park Ave
4. Turn RIGHT onto DELIVERIES ONLY WAY and proceed down ramp. Veer access dock is all the way down on the right



PREFERRED ROUTE TO LOADING DOCK FROM I-15 SOUTH BOUND

1. Exit at SPRING MTN ROAD
2. Merge onto SPRING MOUNTAIN RD. EAST
3. Turn LEFT onto MEL TORME WAY
4. Turn LEFT onto INDUSTRIAL
5. Make slight LEFT onto FRANK SINATRA DR
6. Turn LEFT onto DELIVERIES ONLY WAY and proceed down ramp. Veer dock is all the way down on the right

