

**POLICY  
FOR THE  
20<sup>TH</sup> HOLE TOWNHOMES ASSOCIATION, Ltd.  
REGARDING OWNERS OF RENTAL UNITS AND TENANTS  
RESPONSIBILITIES**

**SUBJECT:** Adoption of a procedure to ensure that all members of the Association enjoy the full privileges of residing in our community.

**PURPOSE:** Adopt a procedure to ensure the rights of Owners to rent their unit Lot and the rights of other Owners with respect to that rental

**AUTHORITY:** The Declaration and Bylaws of the Association grants the general power to conduct the business and affairs of the Association.

**EFFECTIVE DATE:** October 15, 2008

**RESOLUTION:** The Association hereby adopts the following policy and procedures:

Owners shall have the right to lease such Owner's Lot subject to the following conditions:

- (1) Owners may not lease less than such Owner's entire Lot
- (2) all leases shall be in writing for a term of not less than six (6) months
- (3) all leases shall provide that the terms of the lease and the tenant's occupancy of the Lot shall be subject in all respects to the provisions of the Declaration, the Articles of Incorporation and By-laws of the Association, as well as any rules and regulations promulgated by the Association; and
- (4) no lease may be for transient or hotel purposes.

Owners shall notify the tenants that they are renting in a community association, and in addition to any requirements in the lease, they must abide by the governing documents, rules and regulations of the Association.

Owners shall provide the tenants with copies of the governing documents, rules and regulation of the Association and require a signed acknowledgement by the tenants verifying that they have received the material and agree to abide with them. The tenants should acknowledge that if they fail to comply with terms of the Declaration, the Articles of Incorporation, Bylaws and any rules and regulation of the Association that the Owners may be fined for the actions of the tenants.

Owners shall provide a copy of the lease, the name(s) of the tenants and the signed acknowledgment by the tenants verifying that they have received the Association's documents to the Association Secretary within ten (10) days after execution of the lease.

The Association has no authority to either enforce rules or to levy fines directly on tenants. Therefore, in the event the tenants fail to comply with the Association's governing documents,

rules and regulations, the Association will continue to deal with the Owners who remain members of the community. If the Owners do not respond to the Association's notice of tenant's violation, the Association shall follow their enforcement policy.

**PRESIDENT'S and  
SECRETARY'S'  
CERTIFICATION**

The undersigned, respectively being the President and Secretary of the 20<sup>th</sup> Hole Townhomes Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on October 15, 2008 and in witness thereof, the undersigned have subscribed their names.

20<sup>th</sup> Hole Townhomes Association, Ltd.

By: Midge B Abel  
President

ATTEST:

By: Candace B. Webb  
Secretary

Original signed copy filed: