

**DELTA RIDGE TOWNHOUSES NEIGHBORHOOD OF DELTA RIDGE HOMEOWNERS  
ASSOCIATION  
Policy Resolution No. 2017-1  
Tenant Information Resolution**

WHEREAS, Article Eight, Section 8.3 of the Declaration of Covenants, Conditions and Restrictions for The Townhouse Neighborhood of the Delta Ridge Community, assigns the Association the right, from time to time, to adopt, alter, amend, rescind and enforce reasonable rules and regulations governing use and operation of the Limited Common Properties, which rules and regulations shall be consistent with the rights and duties established by this Declaration. The validity of the Association's rules and regulations, and their enforcement, shall be determined by a standard of reasonableness for the purpose of protecting the value and desirability of the Neighborhood.

WHEREAS, Article VI, Section 1 of the By-Laws of the Delta Ridge Townhouse Neighborhood Homeowners Association, Inc., assigns the Board of Directors the powers to adopt and publish rules and regulations governing the use of the Common Areas including any improvements and amenities located thereon, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof, including fines.

WHEREAS, in order to better monitor and communicate with the residents living in townhomes that are rented and help maintain a safe and connected community, the Board wishes to establish a regulation for owners that rent their townhome

NOW THEREFORE BE IT RESOLVED THAT, the following policies are adopted by the BOARD regarding those townhomes that are leased or have residents other than the owner for any length of time:

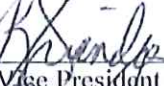
1. Within thirty days of a tenant or resident other than the owner taking occupancy of a townhome, i.e. by signing a lease or moving into the townhome, whichever comes first, Talis Management will be contacted in writing with a copy of the lease and the following information on all individuals that will be living in the townhome:
  - a. Full legal name(s)
  - b. Date of Birth
  - c. Type of vehicles and license plates
  - d. Length and or term of lease
  - e. Minimum of one phone contact number
  - f. Minimum of one e-mail address
2. Each time a new occupant moves in or the lease is renewed this information will be provided within thirty days.
3. Violation of the above will result in a fine of \$50.00 per week for each week after the thirty-day timeframe that Talis should have been notified of occupancy by the new occupant, that the information is not provided to Talis Management. All fines are the liability of the property owner, regardless of whether the tenant is willing to provide the property owner with the required information per Section 1 or any other circumstances.
4. This information is required regardless of the relationship of the tenant to the owner and regardless of rental money that may or may not be exchanged between the occupant/tenant and owner.
5. Owner is responsible for notifying their management company of the information above and also for providing the person(s) occupying their townhome a copy of the Association's covenants, rules and regulations.

This resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

RESOLUTION ACTION RECORDED

Resolution Type: ADMINISTRATIVE No. \_\_\_\_\_  
Pertaining to: RENTAL DOCUMENTATION  
Duly adopted at a meeting of the Board of Directors held: JULY 11, 2017  
Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Resolution Effective NOVEMBER 1, 2017

VOTE

|                                                                                                                           | <u>Yes</u>                          | <u>No</u>                | <u>Abstain</u>           | <u>Absent</u>            |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  <u>Brian Durkin</u><br>President        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <u>Kim Sciandra</u><br>Vice President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <u>Martha Bendysen</u><br>Secretary   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |