

**RED FOX MEADOW HOMEOWNERS ASSOCIATION  
POLICY REGARDING MAXIMUM RENTAL OCCUPANCY  
FOR UNRELATED ADULTS**

**1. Introduction.**

The Board of Directors (the "Board") of the Red Fox Meadow Homeowners Association, a Colorado nonprofit corporation (the "Association"), acting pursuant to the powers set forth in the Association's Bylaws, Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions for Red Fox Meadow (the "Declaration") (such documents being collectively referred to as the "Association Documents"), and the Colorado Common Interest Ownership Act ("CCIOA"), has enacted the following Policy effective as of the date set forth below. Unless the context otherwise indicates, capitalized words and terms shall have the meanings set forth in the Association Documents and, if not defined in the Association Documents, then as set forth in CCIOA. This Policy supersedes any previously adopted Policy on the same subject matter.

**2. Background and Purpose.**

Article X, Section 10.3, of the Association's Declaration addresses the leasing of Units within the Association and provides the Board with the power to adopt reasonable rules and regulations regulating leasing and subleasing of Units. Based upon this authority, the Board has enacted this Policy addressing maximum occupancy limits for rented Units within the Association.

This Policy is intended to provide interpretive guidance with regard to the maximum occupancy limits for rented Units within the Association so that rented units do not overburden the Association, particularly with regard to the limited number of parking spaces available within the Association as well as maintaining the community feel within the Association by not allowing Units to be over-rented. As such, this Policy is intended to clarify the provisions in the Declaration and is not intended to be inconsistent with the Declaration.

**3. Maximum Rental Occupancy for Unrelated Adults.**

Units may be rented to a maximum of three (3) unrelated adults.

**4. Amendment.**

This Policy may be amended from time to time by the Board.

**5. Effective Date.**

This Rule has an effective date of 6 - 18 -, 2024.

### CERTIFICATION

The undersigned, being the duly elected and acting Secretary or President of the Red Fox Meadow Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Policy was approved by the vote of a majority of the Association's Directors at a meeting of the Association's Board of Directors held on 6-18-, 2024.

Red Fox Meadow Homeowners Association, a  
Colorado nonprofit corporation

By:

Douglas R. Donaldson