

APPROVED
JUNE 16, 2016

Cherry Creek Vista South Homeowners Association Home Rental Policy

RECITALS:

- A. The Association is charged with certain responsibilities regarding the care, maintenance and preservation of property values within the community.
- B. Knowing the occupants of homes is an advantage to the Association and will assist the Board of Directors in carrying out its duties pursuant to the Declaration of Covenants, Conditions and Restrictions for Cherry Creek Vista South Homeowners Association ("Declaration"), Bylaws of Cherry Creek Vista South Homeowners Association ("Bylaws") and the Colorado Common Interest Ownership Act C.R.S. § 38-33.3-101, et seq. ("CIOA").
- C. The Board of Directors believes that it is in the best interest of the Association to notify all property owners that they are ultimately responsible for the condition of their property and the actions of all occupants as pertaining to the Covenants, Rules and Regulations, By-Laws and Policies of the Association.
- D. It is the home owner's responsibility for maintaining their rental property. This includes, but is not limited to, watering, weeding and regular mowing of the lawn. Homeowners and tenants are responsible for abiding by the Cherry Creek Vista South Home Owner's Association covenants.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following resolution for the rental of homes within the Association.

1. Procedure for Leasing Home. Prior to leasing any home, renewing any current lease or at the request of the HOA, a home owner must:
 - a. Submit the name of the primary occupant.
 - b. Submit the occupant's contact information, including daytime and evening telephone numbers and email address.
 - c. Submit a signed acknowledgment by all non-owner signers of the lease indicating that they have received current copies (or have reviewed the Associations web-site) of the Declaration, Bylaws, all Rules and Regulations and all Policies of the Association and agree to be bound by them.
2. Remedies. In the event of any violation of the terms of this policy, the Association shall have the following remedies:
 - a. The Association may take any action authorized by the governing documents of the Association against the property owner.
 - b. The Association may take legal action pursuant to its Covenant and Rule Enforcement Policy against the property owner.
3. Amendment. This Rental Policy may be amended from time to time by the Board of Directors.

Procedure adopted this 16th day of June, 2016 by Resolution of the Board of Directors.

by Ken Smith
its President

Owner & Tenant Information Form

Upon receipt, Owner/Landlord to complete and fax, scan or mail to:

Centennial Property Services, Inc.

P.O. Box 4118

Centennial, Co 80155

Fax: 303-400-8482

Email: HOA@centps.com

Owner's Name: _____

Phone Number: _____

Address: _____

Email Address: _____

Tenant's Name: _____

Phone Number: _____

Address: _____

Email Address: _____

Rental Period: From _____ to _____