

*Resolution of the  
Highland Meadows Estates Association, Inc.  
Resolution # 2020-3*

Pursuant to its Declaration and governing documents the Board of Directors of HMEE is empowered to act on behalf of the members of the Association in matters pertaining to its operations, advancement and wellbeing. To that end, the Board of Directors of Highland Meadows Estates Association Inc. – East, has set forth the following rules, compliance guidelines and fines for non-compliance with same.

- No property shall be leased, rented or otherwise occupied (by non-owner/members) for any period greater than six (6) months in any calendar year.
- **Furthermore, no property shall be leased, rented or otherwise occupied (by non-members / member) for a period of 2 years after the official date of purchase of the house by new Homeowners. (Amendment approved unanimously by the BOD on 12-15-2022)**
- Leases, rentals or other occupancies of durations between one (1) month through four (4) months shall require the completion of a Renter Application/Registration document (the document) available at the business office, no later than thirty (30) days prior to the proposed start date. All individuals who will occupy the property during the lease / rental / other occupancy period shall be identified in the document. Failure to do so will constitute a violation of the rules and shall subject the owner/applicant to fines. Absent follow-up communication/response from the BOD, said lease / rental / occupancy shall be considered authorized, consistent with the assertions and caveats contained in the application document.
- Leases, rentals or other occupancies for periods of four (4) though six (6) months shall require the submission of materials including both the proposed Lease and a Renter Application/Registration. The BOD decision relative to the approval or denial of said leases/rentals/other occupancies shall be communicated in writing to the owner/applicant. All individuals who will occupy the property during the lease / rental / other occupancy period shall be identified in the document. Failure to do so will constitute a violation of the rules and shall subject the owner/applicant to fines.
- Should the BOD at its sole and exclusive discretion deem that a background check of the proposed renter(s) is in the best interest of the community, the costs of said background check shall be borne by the member/owner.
- All individuals, with the exception of a spouse (as determined by either US or Canadian law) or qualified and documented care-giver who will lease, rent or otherwise occupy an HMEE property shall be fifty-five (55) years of age or older however, authorized leases / renters / occupiers shall be granted the same child visitation privileges as members, as set forth in the Declaration, Article VI, Section 2. Age Restrictions (a).