

FALCON HEIGHTS CONDOMINIUM ASSOCIATION
10301 PREDDY AVENUE, KLAMATH FALLS, OR 97603
RENTAL POLICY DELINIATED
RESOLUTION # 01092020

WHEREAS the Bylaws and CC&Rs have rental information scattered throughout and misunderstandings keep developing relative to what is allowed and required, the Falcon Heights Condominium Association board of Directors has developed this Resolution to simplify what is or is not allowed with rentals in the subdivision: and

WHEREAS Falcon Heights was not intended as an investment/rental property and therefore rentals are not allowed except with limited exceptions, and

Section 11.1 (h) shall be deleted along with subsequent amendments and resolutions and be replaced with the following language;

Section 11.1 (h)

"The units in Falcon Heights Condominium Association shall be owner occupied only, with the following exceptions:

(1) A purchaser may purchase the entire duplex building and rent out one-half of their duplex after making a written request and receiving written approval from the Falcon Heights Condominium Association Board of Directors. At no time may both sides of a duplex be rented. No unit owner may rent or lease less than their whole unit. No short term rentals such as AIRBNB or VRBO are permitted.

(2) Immediate adult family members of the owner shall be included in the definition of owner occupied provided they receive prior written approval from the Falcon Heights Condominium Board of Directors prior to occupancy. Immediate minor family members cannot be approved and cannot enter into a rental contract. For the purposes of this section immediate family members shall be defined and limited to the owner's sons, daughters, mother, mother-in-law, father, father-in-law, brothers and sisters only. Anyone claiming to be immediate family under this section shall provide documentation to the Falcon Heights Condominium Association Board of Directors prior to approval being granted.

(3) To be approved all rental or lease agreements must be in writing and require that a copy of the rental/lease agreement be submitted to the Falcon Heights Condominium Association Board of Directors prior to approval; along with a signed statement from the tenant that they have received a copy of all Bylaws and rules of the subdivision and agree to abide by the Bylaws and rules. The owner must provide emergency contact information to the Falcon Heights Condominium Association Board of Directors for both the owner and the tenants. The owner must maintain full HO3/HO5 insurance on both units.

(4) Single units may be rented by the owner only if such rental is approved by the Falcon Heights Condominium Association Board of Directors after receiving a petition from the owner on a case by case basis showing need. The adjacent unit owners must also approve having a rental beside or across the street from their unit's.

(5) A fine of not less than \$100 or more than \$200 per week will be levied against the property and the owner of any unit that is rented without the approval of the Falcon Heights Condominium Association Board of Directors.

NOW THEREFORE the Falcon Heights Board of Directors, after due consideration and discussion have decided that this resolution appropriately represents the intent of the Bylaws and CC&Rs.

1st reading; January 9, 2020

2nd reading; February 13, 2020

Done and dated this date of February 13, 2020 on a motion by Alan E. Church

and a second by Peggy Roberts, both Falcon Heights Condominium

Association elected board members.

Kelly S. Fry Kelly S. Fry Falcon Heights Condominium
Association Chairman