

COUNTRYSIDE PROPRIETARY

RESOLUTION NO. 275

RENTAL OF LOTS

WHEREAS, Articles V of the Declaration of Covenants and Restrictions of the CountrySide Proprietary gives the Board of Directors certain powers and duties concerning annual maintenance assessments and;

WHEREAS, Article V, Section 1 of the Declaration of Covenants and Restrictions of the CountrySide Proprietary states the Declarant hereby covenants and each person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who becomes a fee owner of a lot within the Property, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "maintenance assessments") equal to one-twelfth (1/12) of the member's proportionate share of the sum required by the Association, as estimated by its Board of Directors, to meet its annual expenses, including but in no way limited to the following; and

WHEREAS, Article V, Section (a) gives the Board of Directors the power to include the costs of all operating expenses of the common areas and community facilities and services furnished to or in connection with the common areas and community facilities, including charges by the Association for any services furnished by it;

WHEREAS, Chapter 26 55-509.3:1 Rentals Lots, Section B states Except as expressly authorized in this chapter or in the declaration, no association shall (1)Charge a rental fee, application fee, or other processing fee of any kind in excess of \$50 as a condition of approval of such rental during the term of the lease;

WHEREAS, Chapter 26 55-509.3:1 Rentals Lots, Section C states the Association may require the lot owner to provide the association with a copy of any (i) lease with a tenant or (ii) association document completed by the lot owner or representative that discloses the names and contact information of the tenant and occupant under such lease. The association may require the lot owner to provide the association with the tenant's acknowledgement of and consent to any rules and regulations of the association:

WHEREAS , there is a cost to the association to update records and provide access to facilities and amenities for those lots that are rental lots;

NOW THEREFORE, BE IT SO RESOLVED THAT the following requirements, procedures and fees will be adopted regarding Rental of Lots:

- I. The lot owner will provide the association with a copy of the lease indicating all tenants occupying the premises.
- II. The lot owner will annually complete the “Residential Occupancy Form.”
- III. The lot owner will be required to pay a \$50 processing fee for every rental period.

ATTEST:

PRESIDENT: David Barrie

DATE

SECRETARY: Rob Heckman

DATE