

Boulder Mountain Homeowners' Association, Inc.

RULES AND REGULATIONS REGARDING RENTALS Effective Date: October 9, 2007

The Board of Directors has adopted the following policy on rentals.

- 1) Owners must inform the Association, in writing through the management company when a property is leased.
- 2) The lease should state the names of the lessee along with the start and end time of the lease.
- 3) If there are any changes to the lease it is the Owner's responsibility to inform the Association in writing, through the management company.
- 4) Owners are responsible for their tenants being in compliance with the Association's rules and regulations.
- 5) Any warning notices, fine notices and subsequent fines will be billed to the owner not the tenant. The Owner must provide a mailing address at which they receive mail. This may not be the Owner's rental manager or real estate agent. Failure to provide such address may not be used to avoid the timeframes for corrections of violations or the levy of fines.
- 6) Notification of the rental to the Association does not satisfy any government requirements to register a property as a rental. It is the Owner's responsibility to know any government regulations and to follow them.

Adopted by the Board of Directors at a duly-held meeting on October 9, 2007.