

Rental Resolution

WHEREAS, Section 12.2. of the Declarations for Sterling Ridge at Silver Creek provides that Each owner shall be obligated to pay its share of Common Expenses and special charges;

AND, WHEREAS, Section 12.6 defines any Common Expense or portion thereof benefitting fewer than all of the Units must be assessed exclusively against the Units benefitted;

AND, WHEREAS, management costs associated with maintaining Rental Lists, obtaining and updating contact information for owners and tenants, collecting required documentation and forms, fielding communications related to rentals, processing information, handling complaints and violations involving tenants and working with property managers benefits only owners renting or on the waiting list;

AND, WHEREAS, a rental assessment and policy has been in place and carried out;

NOW, THEREFORE, BE IT RESOLVED THAT the following resolutions shall be formalized and adopted by the Board of Directors:

- I. **RENTAL ASSESSMENTS:** Owners on the Rental List shall be assessed an annual Rental Assessment due, in full, March 1st each year in addition to the Regular Annual Assessment. The Rental Assessment shall cover a period of 12 months, beginning March 1st through the last day of February. All rental assessments shall be subject to the associations collection policy. Rental Owners that sell their home or move back into the home or are removed from the rental list for any other reason throughout the year may have the remaining pro-rated rental assessment credited back to their account by providing a written request to the association with an explanation of the change, date of changes. Credits will first be applied to any unpaid assessments, fees or fines and the remaining balance shall be refunded to the homeowner or may remain as a credit on the homeowners account to be applied to future assessments.
- II. **WAITING LIST:** Owners placed on the Waiting List or provided with a new 60-day approval to lease period shall be required to submit a pro-rated rental assessment amount to cover the two month preliminary period. (The 60-day Approval to Market to rent period) Once a tenant is obtained, owners will be required to cover the remaining monthly pro-rated amount through February. Approval of a Lease will be conditioned upon receiving this assessment in full.
- III. **EVALUATION OF EXPENSES:** The Rental Assessment amount shall be determined each year by the Board of Directors based upon actual and estimated rental processing expenses and presented to the membership through the annual Budget process. Each rental owners allocation shall be 1/25th per unit to align with the rental cap of 25.
- IV. **DELINQUENT ACCOUNTS:** Owners will not be provided with Approval to Rent or placed on the Rental Waiting List unless their account is current with no delinquencies. If a rental owners account becomes delinquent the Board may collect, and the tenant or lessee shall pay over to the Board, so much of the rent for such Unit as is required to pay any amounts due the Association as per Section 11.14.8 of the Declaration. The renter or lessee shall not have the right to question payment over to the Board, and such payment will discharge the lessee's or renter's duty of payment to the Owner for rent, to the extend such rent is paid to the Association,

This resolution was formally adopted by the Board of Directors on **November 1st, 2011** and will be effective as of **January 1st, 2012**.

ATTEST:

Signature on file

 President – Scott Mills

11/01/2011

 Dated

Signature on file

 VP / Secretary – Chu Yong Toney

11/01/2011

 Dated