

CHERRY CREEK VISTA HOMEOWNERS ASSOCIATION

Home Rental Policy

RECITALS:

A. The Association is charged with certain responsibilities regarding the care, maintenance and preservation of property values within the community.

B. Knowing the occupants of homes is an advantage to the Association and will assist the Board of Directors in carrying out its duties pursuant to the Declaration of Covenants, Conditions and Restrictions for Cherry Creek Vista Homeowners Association (“Declaration”), Bylaws of Cherry Creek Vista Homeowners Association (“Bylaws”) and the Colorado Common Interest Ownership Act C.R.S. § 38-33.3-101, et seq. (“CIOA”).

C. The Board of Directors believes that it is in the best interest of the Association to notify all property owners that they are ultimately responsible for the condition of their property and the actions of all occupants as pertaining to the Covenants, Rules and Regulations, By-Laws and Policies of the Association.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following resolution for the rental of homes within the Association.

1. Procedure for Leasing Home. Prior to leasing any home, renewing any current lease or at the request of the HOA, a homeowner must:
 - a. Submit the name of the primary occupant.
 - b. Submit the occupant’s contact information, including daytime and evening telephone numbers.
 - c. Submit a signed acknowledgment by all nonowner signers of the lease indicating that they have received current copies (or have reviewed the Associations web-site) of the Declaration, Bylaws, all Rules and Regulations and all Policies of the Association and agree to be bound by them.
2. Length of Lease. Any lease within Cherry Creek Vista HOA may not be any less than 6-months in length.
3. Remedies. In the event of any violation of the terms of this policy, the Association shall have the following remedies:

(a) The Association may take any action authorized by the governing documents of the Association against the property owner.

(b) The Association may assess fines and, or, take legal action pursuant to its Covenant and Rule Enforcement Policy against the property owner.

3. Amendment. This Rental Policy may be amended from time to time by the Board of Directors.

Procedure adopted this 8 day of December, 2021 by Resolution of the Board of Directors.

David A. Mohrhaus

by David A. Mohrhaus

its President