

**RESOLUTION OF
THE COBBLE CREEK HOME OWNERS ASSOCIATION, INC
ADOPTING POLICIES AND PROCEDURES
IN SUPPORT OF UNIT TENANT ACKNOWLEDGEMENT
Policy # 12**

SUBJECT: Adoption of a policy and procedure regarding unit tenants acknowledgement of all Governing Documents for Cobble Creek HOA.

PURPOSE: To require all rentals have their tenants sign a Unit Tenant Acknowledgement (Exhibit A) and provide the list of Association Governing Documents of Particular Importance to Tenants (Exhibit B).

AUTHORITY: Colorado Common Interest Ownership Act (CCIOA) and the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Cobble Creek Golf Community.

EFFECTIVE DATE: May 31, 2018

RESOLUTION: The Association adopts the following policy to require all rentals have their tenants sign a Unit Tenant Acknowledgement (Exhibit A) and provide the list of Association Governing Documents of Particular Importance to Tenants (Exhibit B).

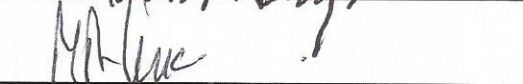
PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing resolution was adopted by the Executive Board of the Association, at a duly called and held meeting of the Executive Board on May 31, 2018 and in witness thereof, the undersigned has subscribed his/her name.

COBBLE CREEK HOMEOWNERS ASSOCIATION, INC.

By  President

By  Vice President

By  Secretary

By  Treasurer

By  Member

EXHIBIT A
UNIT TENANT ACKNOWLEDGEMENT

Owners of rental property within Cobble Creek HOA shall, before entering any lease or rental agreement, give the prospective tenant notice of the Declaration of Covenants, Conditions, Restrictions and Reservations, including all applicable bylaws, rules, regulations, articles, and policies ("Governing Documents") of the Cobble Creek Homeowner Association ("Association").

The homeowner must obtain a written acknowledgement from the prospective tenant which indicates that said tenant is bound by and shall comply with all applicable the Governing Documents of the Association. Each owner intending to lease or rent a unit shall, prior to any tenant occupying or taking possession of the unit, deliver written notice to Mountain Mansion Management of the name and address of the tenant, duration of the lease or rental agreement, telephone number of the unit, tenant's cell phone number, tenant's email address, license number of all tenant vehicle(s), and copy of the tenant's acknowledgement required by paragraph one above, and such information as may be reasonably required by the Board of Directors of the Association.

The unit owner shall be personally responsible for the tenant's compliance with the Governing Documents.

Tenant shall not re-let the unit to any third party.

The units shall be leased or rented only for single-family residential use and purposes.

Any notice of violation of the Governing Documents by tenants will be sent to the homeowner and the tenants.

I hereby, as tenant, acknowledge I have received, read, am bound by and shall comply with all of the applicable Governing Documents of the Association.

Tenant printed name Tenant signature Date

Unit telephone number Tenant cell phone number Tenant email address

Duration of Lease or rental period:

Tenant Vehicle Make, Model, and License Number:

1.

2.

EXHIBIT B
ASSOCIATION GOVERNING DOCUMENTS OF PARTICULAR
IMPORTANCE TO TENANTS

By-Laws:

Article V: Enforcement

CCRs:

Article 3: Restrictions on Use

Section 3.6

- 3.6.1 Residential Use
- 3.6.2 Nuisance
- 3.6.3 Hazardous Activities
- 3.6.4 Motor and Recreational Vehicles
- 3.6.5 Household Pets
- 3.6.6 Temporary Structures
- 3.6.7 Trash
- 3.6.8 Antennae and Towers
- 3.6.9 Modular Housing
- 3.6.10 Parking
- 3.6.11 Fencing
- 3.6.12 Damaged Property
- 3.6.13 Signage
- 3.6.14 Display of American Flag
- 3.6.15 Use of Golf Course
- 3.6.16 Drainage and Erosion
- 3.6.17 Landscaping
- 3.6.18 Sidewalk Maintenance
- 3.6.19 Rights of the Association

Policies:

Policy #5: Covenant and Rule Enforcement

Policy #10: Maintenance of Each Unit