

**AMENDMENT TO MEADOWPARKS BYLAWS**  
*ARTICLE 3.13.1 Powers and Duties of the ACC*

**3.13.1.2 RENTAL RULES & REGULATIONS  
REGARDING RENTAL OF HOMES/TENANTS**

The Board of Directors discussed the special issues posed by tenants/non-owners residing in the community, regarding their knowledge of and compliance with the Declaration of Covenants, Conditions and Restrictions (the "Covenants"). Experience and investigation has led to the conclusion that many owners, and realtors as property managers, are not providing copies of the Association's governing documents to prospective and actual tenants or even informing them they exist. This causes confusion and inadvertent non-compliance by tenants, and problems for the Association that might be easily avoided. Furthermore, some owners do not inform the Association they are renting out their house(s), or do not provide the Association any information about their tenants, so the Association experiences difficulty in communicating with owner and/or the tenant about Association questions or issues.

In the interest of ensuring the Association has adequate information with which to communicate with owners and their tenants about Association issues, and to enhance the Association's ability to communicate regarding occupant's/tenant's compliance with the provisions of governing documents, the following Rules & Regulations are adopted regarding owners who rent out their homes, and their tenants.

**RULES**

All owners who rent or who are considering renting their home are subject to these Rules & Regulations, including when the owner rents to a family member.

**1. OWNER TO PROVIDE GOVERNING DOCUMENTS TO TENANT.**

At or before the time a lease/rental agreement is signed between owner and a tenant or tenants, owner or owner's agent will provide a copy of the "CC & R Summary" to the tenant, urging tenant to read it. Copies of the governing documents may be obtained online at: [www.meadowparkhomeownersassociation.com](http://www.meadowparkhomeownersassociation.com). (click on **Rental Pack** ) to download and print all required documents) We will provide copies free of charged if you request them in writing

**2. REQUESTED LEASE/RENTAL AGREEMENT PROVISIONS.**

All lease/rental agreements should be in writing. An owner/member intending to rent out their home should specifically include:

(a) tenant acknowledges being made aware of the CC & R requirements of Meadowpark

(b) tenant understands and acknowledges that tenant is fully subject to the governing documents and must comply with them in all respects; and

(c) if tenant fails to comply with any provisions of the governing documents it will be considered a material breach or default of the lease/rental agreement, and be reason for eviction. In the course of leasing/renting a home to a tenant, owner or owners' agent should inform tenant that these provisions are contained in the lease agreement.

**3. OWNER OR OWNERS WILL PROVIDE TENANT INFORMATION TO THE HOMEOWNERS ASSOCIATION.**

After a lease/rental agreement is signed, owner (s) or owner's property management agent will provide to the Association in writing:

- (a) owner's correct residence address, home phone number, email address if applicable;
- (b) a signed copy of "CC& R acknowledgement document
- (c) the name of every tenant signing the lease agreement;
- (d) the home phone number of every tenant signing the lease agreement; and
- (e) if consented to by tenant, tenant's email address.

Landlord & Tenant Contact Form and CC& R acknowledgement document are provided in "Rental Pack" page on our website or by written request.

**4. LEASE/RENTAL AGREEMENTS**

All owners with existing lease/rental agreements should comply with these Rules and provide this information to the Association within twenty (30) days from the date these Rules are mailed to them.

**5. EVICTION OF TENANT FOR REPEATED NON-COMPLIANCE.**

In the case of repeated, uncured violations of the governing documents by a tenant, where the Association has mailed notices of violation and request for compliance through the use of our "Fine and Appeals Procedure", and the tenant and owner have refused or otherwise failed to comply, the owner/member, upon written notice and request from the Association, should commence an eviction proceeding against the tenant and prosecute it to completion and eviction of that tenant.

This RENTAL RULES & REGULATIONS is officially adopted by the Board of Directors for and on behalf of the Association becomes effective November 1, 2009.

President \_\_\_\_\_

Vice President \_\_\_\_\_

Treasurer \_\_\_\_\_

Secretary \_\_\_\_\_