

ENFORCEMENT OF COVENANT AND RULES – RENTAL PROPERTIES

Adopted Sept. 10, 2018

The following procedures have been adopted by the Garden Grove Townhomes Association ("Association") pursuant to the provisions of C.R.S. §38-33.3-209.5, C.R.S. §38-33.3-308, the Association Documents, and The Colorado Common Interest Ownership Act (CCIOA), at a meeting of the Board of Directors.

Purpose: The Board of Directors has the duty to manage the Association and regulate the use of the common elements. The Association Documents establish rules and obligations of the Members. This Policy sets forth the procedures for enforcing the provisions of the Association Documents and The Colorado Common Interest Ownership Act.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Policy to govern the enforcement of the Association's Documents, Rules, and Restrictive Covenants:

Authority. The Board has the power and duty to hear and make decisions regarding violations of the Association Documents to impose fines or other sanctions against Members. The Board may determine appropriate enforcement action on a case by case basis and take other actions as it may deem necessary to assure compliance with the Association Documents and to create a safe and harmonious living environment.

Garden Grove Townhomes Association is a Covenant Controlled Community and we expect all residents to comply with the covenants.

1. As such Owners are responsible for ensuring tenants follow the rules and regulations of the HOA.
2. Owners will comply by giving the renters a copy of the covenants, Rules and Regulations, which will be supplied at the rental property owners expense.
3. Tenants must sign the Renters Acknowledgement Form which must be submitted to the Board of Directors within 30-days of initiation of the rental agreement.
4. In the events the Board of Directors becomes aware of new renters who have not signed the Renters Acknowledgement within 30 days of the Rental Agreement the owner will be subject to a \$50.00 fine for each month that the property is not in compliance.

It is the responsibility of the Owner to notify the Board that a violation has been rectified.

Non-payment of fines will fall under **the GGHOA Collection of Unpaid Assessments Policy**. Voting rights will be suspended for any Owner who is in violation of the CC&R's Owner Obligation. The Member (Owner(s) of Record) of real estate subject to the Declaration shall have the primary obligation to pay fines imposed for their actions and actions of their tenants, Family members, and guests. Fines imposed pursuant to these enforcement policies and procedures shall become a Special Assessment imposed against the Member's (Owner(s) of Record) real estate and enforceable as provided in the Declaration.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Garden Grove Townhomes Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was introduced for first reading at a duly called and held meeting of the Board on SEPT. 10, 2018, and is hereby approved and adopted by the Board, at a duly called and held meeting of the Board on SEPT. 10, 2018, and in witness thereof, the undersigned has subscribed his/her name.

Garden Grove Townhome HOA

By: 
President