

LANDLORD REQUIREMENTS

POLICY #9

Pursuant to C.R.S. 38-33.3-209.5 and the Bylaws and Declaration of Covenants, Conditions and Restrictions ("Declaration") for Stonebridge Townhomes at Deer Creek Village Subdivision the following resolution and procedures have been adopted by the Stonebridge Townhomes at Deer Creek Village Homeowners Association, Inc. ("Association") in order to prevent damage to adjoining buildings; ensure that tenants understand and follow the Bylaws & CC&R's; and to protect the market of value of Owner's homes and livability in the community:

NOW THEREFORE, LET IT BE RESOLVED that the Association does hereby adopt the following policies and procedures for Owner's rights and requirements to lease units:

1. Utility Agreements. To prevent water damage or other damage to all Units, Owner/Landlord shall have a written "Landlord Utility Agreement" with each utility company for the Unit. Agreements should state that the Owner/Landlord will be notified in the case of an unpaid account, and shall promptly bring each account current, to avoid automatic shut off of heat, electricity or water sources.

2. Receipt of Governing Documents. Owner/Landlord shall provide each Tenant with copies of the Governing Documents, including the Covenants, Conditions and Restrictions, Bylaws, and all policy statements of the Stonebridge Townhomes at Deer Creek Village Homeowners Association, Inc. Tenants shall agree to abide by these terms. Owner/Landlord shall ultimately be responsible for the actions of any Tenants and/or Guests residing or visiting the Unit.

The undersigned hereby certify that the foregoing resolution (Policy #9) was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 9th day of September, 2015.

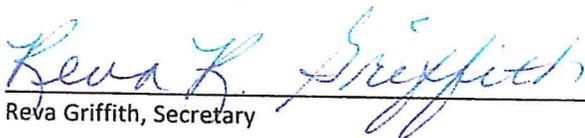
Stonebridge Townhomes at Deer Creek Village Homeowners Association, Inc.

By:



Karen Helbert, President

Attest:



Reva Griffith, Secretary