

Colorado's Timber Ridge Homeowners Association Rules and Regulations for Leasing a Lot

Effective Date: March 11, 2013

Pursuant to Article VII, Paragraph E of the Declaration of Protective Covenants, Conditions and Restrictions for Colorado's Timber Ridge Subdivision ("Declaration"), owners may rent the family residence with the Board's prior approval. Any owner has the right to lease a lot upon such terms and conditions as the Owner may deem advisable, subject to the following:

1. Leasing or renting is defined as regular, exclusive occupancy of a residence by any person other than the owner, regardless of the period of time. For the purposes of these rules, occupancy by a roommate of an owner who also occupies the residence as the owner's primary residence does not constitute leasing.

2. All leases or rental agreements shall be in writing and shall provide that the leases or rental agreements are subject to all terms of the Association's governing documents, including the Declaration and all rules and regulations. The Association may require a particular lease form or addendum to incorporate the terms of the governing documents into the lease. Owners are required to provide tenants with copies of the current Declaration and any rules and regulations of the Association.

3. Each Owner who leases his or her residence will provide the Association, upon request, a copy of the current lease and tenant information, including the names of all occupants, and any other information reasonably requested by the Association or its agents.

4. All occupancies, leases and rental agreements of Lots shall state that the failure of the tenant, lessee, renter or their guests to comply with the terms of the Association's governing documents shall constitute a default of the occupancy, lease or rental agreement and of these rules and regulations and such default shall be enforceable by either the Association or the landlord, or by both of them. Owners are responsible for all violations of the Declaration and/or the rules and regulations committed by their tenants.

5. Leases shall be for or of the entire lot.

6. All owners who reside at a place other than the lot shall provide to the Association an address and phone number(s) where the owner can be reached in the case of emergency or other Association business. It is the sole responsibility of the owner to keep this information current.

7. The Association may amend these rules from time to time.

IN WITNESS WHEREOF, the undersigned certify that these Rules and Regulations for Leasing of a Lot were adopted by the Board of Directors of the Association on this 11th day of March, 2013.

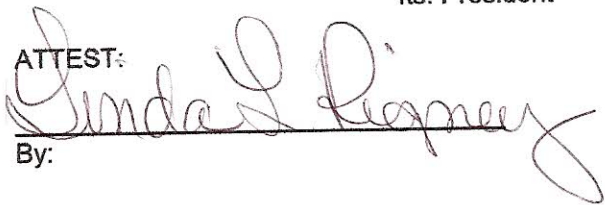
COLORADO'S TIMBER RIDGE HOMEOWNERS
ASSOCIATION, a Colorado nonprofit corporation,

By:  _____

Its: President

ATTEST:

By:

A handwritten signature in cursive script, appearing to read "Linda L. Rigney", is written over a horizontal line. The signature is positioned to the right of the "ATTEST:" and "By:" labels.