

**LANDLORD REQUIREMENTS**  
**POLICY #10**


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

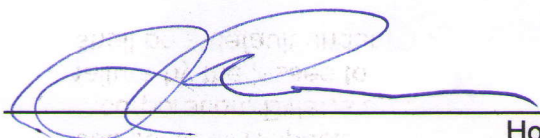
**NOW THEREFORE, LET IT BE RESOLVED** that the Bear Creek Homeowners Association does hereby adopt the following policy and procedure for Owner's rights and requirements to lease their homes:

1. Compliance with Governing Documents. Pursuant to Article 9, Section 15 of the Declaration of Covenants, Conditions and Restrictions of Bear Creek Subdivision "Any owner shall have the right to lease his home as long as the lease provides that the terms of the lease and the lessees' occupancy of the lease premises shall be subject in all respects to the provisions of this Declaration, and the Articles of Incorporation, Bylaws and rules and regulations of the Association and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under such lease."
  
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 the policy statements of the Bear Creek 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 that home.

The undersigned hereby certify that the foregoing resolution (Policy #10) was adopted and made a part of the minutes of the meeting of the Board of Directors of Bear Creek Homeowners Association conducted on the 29<sup>th</sup> day of September, 2011

Bear Creek Homeowners Association, Inc.

By:   
Elaine Henderson, President

By:   
Howie Peterson, Secretary