

Sierra Bonita Village Homeowners Association, Inc.

RESOLUTION NO. 2017-03

ABSENTEE OWNERS

12/20/2017

WHEREAS, the Bylaws of Sierra Bonita Village gives authorization to the Board of Directors to have all the powers and duties necessary to manage the affairs of the Association, and

WHEREAS, the increased incidences of tenant and absentee owner CC&R infractions in Sierra Bonita Village include, but are not limited to acts which are considered to be an annoyance or nuisance, the lack of upkeep and maintenance of property are such as to compromise the value of adjacent properties and thereby are not in concurrence with the *Declaration of Restrictions* for Sierra Bonita Village HOA, Inc.

NOW THEREFORE LET IT BE RESOLVED that the Association hereby adopts the following requirements:

1. Absentee owners shall submit to the Association their *current name, address and phone number* in writing.
2. Absentee owners who rent/lease or otherwise allow someone other than themselves to occupy their unit shall provide in writing to the Homeowners Association the current occupant's, name, age, and phone number.
- 3. All rental agreements shall be worded as such to require tenants to abide by Sierra Bonita Village Homeowners Associations' CC&R's and that continued violation of such will be grounds for eviction.**
4. Absentee owners shall provide a copy of the condensed CC&R's to all persons occupying their property at their own expense. (a copy is available on the website sierrabonitavillage.com)
5. Owners shall require that all occupants of the property be listed on the rental agreement. The number of occupants shall not exceed the maximum number of occupants allowed for each unit.
6. Owners shall verify the age of all occupants. (One shall be 55 years of age or older and none shall be under the age of 25 years).
7. Any owner who allows any tenant/occupant of their unit to continue to violate any CC&R regulation may be assessed a fine of \$500.00 for each incident. If legal action is required, owner shall pay for all attorney's fees and litigation costs.
8. The Board of Directors will negotiate with owners only. It is the owner's responsibility to notify property managers of any infractions and to insure that all issues are resolved.
- 9. Hiring a management company does not absolve the owner of responsibility for the actions of their tenants or for any maintenance issues that need to be corrected.**

This Resolution is adopted and made a part of the Minutes of the Board of Directors meeting of December 20, 2017.

Barbara Jones, President

Gayleen Smoot, Vice President

Barbara Dowdy, Secretary

Larry Miller, Treasurer

Janice Van Bever, Director

Bryant Newcomb, Director

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Connie Callahan, Director

Pat Johnson, Director

Juanita McGough