

Sierra Bonita Village Homeowners Association, Inc.

RESOLUTION NO. 2018-02

ABSENTEE OWNERS

WHEREAS, Article II, Paragraph 2.2 of the Bylaws 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 and procedures associated with absentee owners/trustees. Absentee owners are defined as any owner who has a full time residence outside the unit owned in Sierra Bonita Village whether or not the property in Sierra Bonita Village is a rental. Owners are responsible for all CC&R violations associated with their property whether or not in residence at the time of the infraction. THIS RESOLUTION SUPERCEDES AND AMENDS RESOLUTION 2015-02 ABSENTEE OWNERS TO PROHIBIT SHORT TERM RENTALS.

1. Absentee owners shall submit in writing their *current name, address and phone number* to Sierra Bonita Village Homeowners Association, Inc., PO Box 3345, Paso Robles, CA 93447.
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, age name and phone number.
3. All rentals are for residential purposes only, for 30 days or more. Short term/holiday/vacations rentals are not allowed.
4. **All rental agreements shall be worded as such to require tenants to abide by Sierra Bonita Village Homeowners Associations' and continued violation will be grounds for eviction.**
5. Absentee owners shall provide a copy of the CC&R's to tenants at their own expense.
6. A copy of all rental agreements shall be mailed to the Sierra Bonita Village Homeowners Association, Inc, PO Box 3345, Paso Robles, CA 93447.
7. Owners shall require that all occupants of the property are listed on the rental agreement and the number of occupants shall not exceed the number of occupants allowable for each unit.
8. 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.
9. Pursuant to Resolution 2015-01 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.

This Resolution is adopted and made a part of the Minutes of the Board of Directors meeting of April 18th, 2018

Barbara Jones, President

Gay Smoot, Vice President

Barbara Dowdy, Secretary

Larry Miller, Treasurer

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Janice Van Bever, Director

Connie Callahan, Director

Juanita McGough, Director

David Sturtridge, Director

Carol Bowyer, Director