

HOLLOW DE ORO HOMEOWNERS ASSOCIATION

Rental Requirements and Process Resolution

Whereas, the Board of Directors of the Hollow De Oro Homeowners Association has the power and duty to conduct, manage and control the affairs and business of the Association, per the Bylaws, Article 6

Whereas, the Board of Directors has the right to create new Rules and Regulations, per the Bylaws, Article 6

Whereas, the Board of Directors has defined the Section 6.14-(c): of the CC&R's enforcement of the rentals within the community.

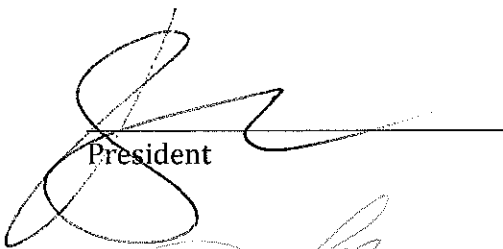
Whereas, the Board of Directors wishes to maintain, protect and enhance the community and its assets to the best of its abilities.

Therefore, Be It resolved that the following Rental Requirements and Process Resolution is adopted:

1. No residence shall be considered an approved rental without a fully executed lease.
2. Current homeowners that have submitted the required minimum current six (6) month or longer lease as of **January 1, 2019** are grandfathered in during their current lease agreement.
3. The Board shall maintain a confidential Rental Waiting List. Applications to place a unit, or units on the Rental Waiting List shall be made in writing to management.
4. Homeowners must provide a lease renewal or an addendum with the current tenant residing in their residence within fifteen (15) days of their lease expiration to avoid violations. **Month to Month leases will not be accepted as a form of a current lease.**
5. Homeowners who are eligible to lease must also submit a completed Resident Tracking Form within fifteen (15) days of an executed lease.
6. Homeowners who currently have tenants who do not wish to renew their lease must provide an executed minimum six (6) month lease within sixty (60) days of vacancy to continue to lease their property. If management is not provided an executed lease within sixty (60) days, you will be removed from the eligibility list and will need to request in writing to be placed on the waiting list for the next availability.
7. Homeowners who become eligible to lease their residence will be sent a letter via USPS notifying you that your residence is eligible for lease. Homeowners will have thirty (30) days to respond to the letter notifying management how they wish to proceed. If a response is not received within the thirty (30) days, you will need to submit a written request to be placed back on the waiting list if you wish to lease your residence at anytime in the future.
8. Homeowners may not rent to themselves and continue to reside in the unit. Such units shall not be considered rentals.

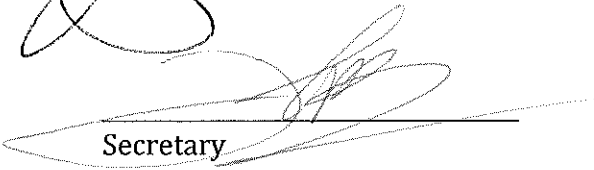
9. Homeowners who become eligible to lease their residence will have sixty (60) days, upon written notification to provide an executed lease and resident tracking form to management, to avoid ineligibility and removed from the top of the list.
10. Residences occupied by family members do not require rental approval provided the occupant does not provide rent. Homeowners who have family residing in their residence must fill out, notarize, and submit to management a Verification of Family Residing in Unit Form and a Resident Tracking Form within thirty (30) days of occupying the residence or when requested by the Association in order to not be in violation.
11. In order for a Trust to rent to a former owner of the Unit ow owner by the Trust the Trust holding legal title to the Unit, must demonstrate that it (the Trust) is independent of and cannot be controlled by the former homeowner/tenant.
12. Short term rentals and vacation rentals, such as AIRBNB are strictly prohibited at any time and will result in violations and reported to North Las Vegas Code Enforcement to investigate.

In Witness Thereof, I am the President of the Hollow De Oro Homeowners Association, and solemnly attest that the foregoing Resolution was duly adopted by the Board of Directors.



President

2/19/19
Date



Secretary

19 FEB 19
Date