

## Pioneer Village II Association

### Landlord Requirements Policy

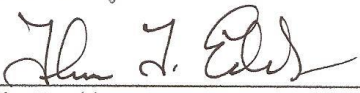
Pursuant to Colorado Revised Statutes § 38-33.3-209.5 and the Bylaws and Declaration of Covenants, Conditions and Restrictions ("Declaration") for Pioneer Village II Association, the following resolution and procedures have been adopted by Pioneer Village II Association in order to prevent damage to adjoining buildings/properties; ensure that tenants understand and follow the Bylaws and CC&Rs, and to protect the market value of Owners' homes and livability in the community.


**NOW THEREFORE, LET IT BE RESOLVED** that Pioneer Village II Association does hereby adopt the following policy and procedure for Owners' right and requirements to lease their homes:


1. **Compliance with Governing Documents.** Pursuant to Amendment to Declaration of Covenants, Conditions and Restrictions of Pioneer Village II Subdivision, Book 1944, Page 812, Reception No. 1623745. Article V, Section 1: Right of Occupancy. No person under the age of 45 years shall be permitted as a permanent resident within the property; and no person or persons renting from an owner shall be permitted to reside in or on the properties who are under the age of 45 years; provided, however, if a husband and wife reside on a lot and either shall be 45 years of age or older, this covenant shall be deemed satisfied. Provided further, that at least 80% of the properties must be occupied by at least one person 55 years of age or older.
2. **Receipt of Governing Documents.** Owner/Landlord shall provide each Tenant with copies of the Governing Documents, including the Covenants, Conditions and Restriction, Bylaws and the policy statements of Pioneer Village II Association. 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.

**Board of Director's Certification:** The undersigned, members of the Board of Directors of Pioneer Village II Association, certify that the Board of Directors of the Association adopted the foregoing resolution and in witness, thereof, the undersigned have signed his/her name.

  
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President

  
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Vice President

  
\_\_\_\_\_  
Secretary

  
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Date Adopted  
Landlord Requirements Policy