

Highpointe Homeowners Association
Board of Trustees

Rule and Regulation 2010-2

Dated: October 26, 2010
Last revised: December 3, 2010

(Notice: This Policy supersedes all previous Association Board actions related to this subject.)

TITLE: PRESERVATION OF THE ENVIRONMENT: Rental of Home

PRIMARY RESPONSIBILITY: Architectural Control Committee
REFERENCES:

- a) Amended & Restated Declaration Of Covenants
Conditions, And Restrictions For Highpointe
- b) All Rules and Regulations
- c) RCW 64.38 et seq.

I. INTRODUCTION:

A. The Board of Directors has discussed the special issues posed by tenants/non-owners residing in the community, regarding their knowledge of and compliance with the Declaration of Covenants, Conditions and Restrictions (the "Covenants"), and the provisions of other governing documents including Rules & Regulations (R&R). Investigation has determined that many owners, owner's agents and property managers are not providing copies of the Association's governing documents to tenants or even informing tenants that these copies exist. This has caused confusion and inadvertent non-compliance by the tenants and problems for the Association that might be avoided. Furthermore, some owners do not inform the Association they are renting out their house(s), or do not provide the Association any information about their tenants, so the Association experiences difficulty in communicating with owner and/or the tenant about Association questions or issues.

B. In the interest of ensuring the Association has adequate information with which to communicate with owners and their tenants about Association issues, and to enhance the Association's ability to communicate regarding occupants'/tenants' compliance with the provisions of governing documents, the following R&R is adopted regarding owners who rent out their homes, and their tenants.

II. STANDARDS / PROCEDURE:

1. When considering renting a Highpointe property, property owners should

