

RESOLUTION OF THE BOARD OF DIRECTORS  
OF CEDAR CREEK VILLAGE I ASSOCIATION  
(ADOPTING FURTHER RULES REGULATING LEASING AND  
SUBLEASING OF UNITS WITHIN THE CEDAR CREEK COMMUNITY)

WHEREAS, Article XII, Section 28 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cedar Creek Village I provides for restrictions on the leasing and subleasing of Units within the Cedar Creek Community, as follows:

Section 28 (b) Leasing Provisions.

(i) General. Units may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the Board of Directors. No transient tenants may be accommodated in a Unit. All leases shall be in writing and shall be for a initial term of no less than one (1) year, except with the prior written consent of the Board of Directors. Notwithstanding this limitation on term, Units in Neighborhoods consisting solely of rental apartments may be leased for terms of less than one (1) year; provided, no lease shall have an initial term of less than thirty (30) days without the prior written approval of the Board of Directors. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Unit Owner within ten (10) days of execution of the lease. The Owner must make available to the lessee copies of the Declaration, By-Laws, and the rules and regulations. The Board may adopt reasonable rules regulating leasing and subleasing.

(ii) Compliance with Declaration, By-Laws and Rules and Regulations.  
Every Owner shall cause all occupants of his or her Unit to comply with the Declaration, By-Laws, and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Common Areas caused by such occupants, notwithstanding the fact that such occupants of a Unit are fully liable and may be sanctioned for any violation of the Declaration, By-laws, and rules and regulations adopted pursuant thereto.

WHEREAS, the Board of Directors of Cedar Creek Village I Association has determined it to be in the best interests of the Association to adopt further rules regulating leasing and subleasing of units within the Cedar Creek Community as provide for in said Section 28.

BE IT RESOLVED, that after thorough discussion, the Board of Directors by an affirmative vote hereby adopt the following rules regulating leasing:

In addition to those restrictions set forth in Article 28 of Section XII:

- a.) The Owners shall be obligated to screen renters according to industry standards for residential tenancies.
- b.) The lease shall mandate compliance with the Covenants and Restrictions, the Bylaws and the Rules and Regulations of the Association.
- c.) The names of all people who will occupy the house shall be given to the Association within 5 days of moving into the house.
- d.) A copy of the extended lease shall be furnished to the Association prior to the commencement of tenant's occupancy of the home.
- e.) The permanent address of the Owner of the home needs to be on file at the HOA office.
- f.) If Owner and/or Tenant move then HOA office will be notified within 5 days.

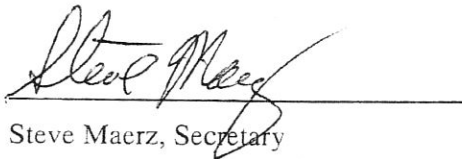
THEREFORE, it is hereby resolved. The adoption of this resolution appears in the minutes of the Association and this approval is un-revoked.

The president and Secretary have signed this document on 7/9, 2010.

CEDAR CREEK VILLAGE 1



Dean Vakas, President



Steve Maerz, Secretary