

HALLBROOK FARMS HOMES ASSOCIATION
POLICY RESOLUTION
(Rules of the Community)

WHEREAS, the Board of Directors of the Association determined that it is in the best interest of the Association to establish rules for leasing in addition to Section 8.19 of the Covenants, Conditions and Restrictions which states:

Section 8.19. Rental of Lots. An Owner who leases his Lot to any Person shall be responsible for assuring compliance by his lessee with all the provisions of this Declaration, the Design Standards, and the Community Association Articles and Bylaws, all as amended and supplemented from time to time, and shall be jointly and severally responsible for any violations by his lessee thereof.

WHEREAS, The Board of Directors by an affirmative vote of the Board has hereby adopted the following rules on leasing;

No resident may lease a house in Hallbrook Farms Homes Association without the following:

- a.) Each lease shall be in writing.
- b.) Lease terms cannot be less than twelve (12) months in duration.
- c.) The lease shall mandate compliance with the Covenants and Restrictions, the Bylaws and the Rules and Regulations of the Association.
- d.) The names of all people who will occupy the house shall be given to the Association within 5 days of moving into the house.
- e.) The owners shall be obligated to screen renters according to industry standards for residential tenancies.
- f.) A copy of the lease shall be furnished to the Association prior to the commencement of tenant's occupancy of the home.
- g.) Owner shall be liable for any violations of the Covenants, Restrictions and Rules and Regulations reviewed by the tenant.

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

The Vice President and Secretary have signed this document on March 24, 2021.

HALLBROOK FARMS HOMES ASSOCIATION

Chucker Luetje 3/24/21
Chucker Luetje, Vice President Date

Linda Finkle 3/24/21
Linda Finkle, Secretary Date