

## Addition's to CCR's for 2004 **ARTICLE VIII USE RESTRICTIONS**

Amended Sec. 13

**Fences.** Fences shall be constructed of high quality wood; provided, however, that fences which abut or are adjacent to a Common Maintenance Area shall be constructed of decorative metal (wrought iron) or brick. Chain link, barbed wire or other forms of wire fences or gates are not allowed. No fence or wall shall be erected, placed or altered on any Lot nearer to the front or side property lines than specified in the setback for the front and side yards. All fences shall be kept in good condition and repair at all times. Fences on property shall be of one kind (same material) and if treated shall be of the same wood stain. Or other board approved materials

New sec 22

**22. Rental of Homes.** An owner shall be entitled to rent or lease his/her residence if:

**22.1 Written Rental Agreements Required.** There is a written rental or lease agreement specifying that:

- (i) the tenant shall be subject to all provisions of the declaration, Bylaws and rules and Regulations, and
- (ii) Failure to comply with any provisions of the declaration, Bylaws and rules and Regulations shall constitute a default of the Rental agreement.

**22.2 Minimum Rental period.** The period of rental or lease is not less than 180 days and

**22.3 Tenant Must be given Documents** The owner gives each tenant a copy of declaration, Bylaws and rules and Regulations.

**22.4 Owner Responsibility.** Owner shall be responsible for any violations by tenants and shall be solely responsible for either correcting or eliminating such violations, or getting tenant to do the same. Owner shall notify HOA of property to be rented 30 days before property is to be rented or of occupancy change. A copy of rental agreement and/or lease shall be provided to HOA at time of rental notification. Property owner shall notify HOA of current contact information. Failure to abide by this clause is subject to remedies already provide to the RPHOA board.