

**RESOLUTION OF  
BASELINE COMMUNITY ASSOCIATION, INC.  
REGARDING RENTAL POLICY**

Effective 11/7/2022, 2022, Baseline Community Association, Inc. (the “**Association**”) hereby adopts the following policy to be followed when renting a property within the Association.

1. Residential Lease. A Residential Lease, as defined in the Declaration of Covenants, Conditions, and Restrictions for Baseline (the “Declaration”), shall be permitted by the Association under the following conditions:
  - (a) The terms of the Residential Lease shall be in writing and include:
    - (2) A statement that the Residential Lease is expressly subject to the Declaration, the Articles, the Bylaws and the Rules, as they may be amended (the “Community Documents”).
    - (3) A provision that failure by the lessee under such Residential Lease or such lessee's Guests, as defined by the Declaration, to comply with the Community Documents shall be a default under such Residential Lease.
    - (4) An effective term of no less than six (6) months (not including renewal periods or extension terms).
  - (b) The Owner, as defined by the Declaration, shall make available to its lessees copies of the Community Documents.
  - (c) The Owner or such occupant shall be liable for any violation of the Community Documents committed by its lessees or such lessees' Guests, without prejudice to such Owners or such occupant's right to collect any sums paid by such lessees.
  - (d) Within fifteen (15) days after entering into any Residential Lease, the Owner of the leased premises (whether leased by Owner or any occupant) shall deliver to the Association the executed Renter’s Memorandum, attached as **Exhibit A**, in addition to a copy of the signed Residential Lease (financial terms may be redacted).

*[The rest of this page intentionally left blank. Signature page follows]*

The undersigned, being the President of the Association, certifies that this Resolution was adopted by the Board of Directors of the Association on 11/7/2022, 20  .

**BASELINE COMMUNITY  
ASSOCIATION, INC.,**

a Colorado nonprofit corporation,

DocuSigned by:  
By: Kyle Harris  
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President

**Exhibit A**

**Renter's Memorandum**

Within fifteen (15) days of entering into a Residential Lease this Renter's Memorandum, along with a signed copy of the signed Residential Lease, is required to be provided to Baseline Community Association.

Name of Property Owner: \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

Name of Lessee #1: \_\_\_\_\_

Name of Lessee #2: \_\_\_\_\_

Start Date of Lease Term: \_\_\_\_\_

End Date of Lease Term: \_\_\_\_\_

Is the Lease Subject to Renewal or Extension? Yes / No

If yes, what is the Duration of the Renewal or Extension? \_\_\_\_\_

\_\_\_\_\_

Signature of Property Owner