

ESTATES AT SEVEN HILLS OWNERS ASSOCIATION
LEASE / RENTAL REQUIREMENTS POLICY RESOLUTION

WHEREAS, the Estates at Seven Hills Owners Association (the Association) is a Nevada Corporation duly organized and existing under the laws of the State of Nevada; and

WHEREAS, Article 2, Section 2.2 of the Covenants, Conditions and Restrictions of the ESTATES AT SEVEN HILLS Owners Association provides the Duties and Powers given to the Board of Directors; and

WHEREAS, Article 3, Section 3.6 of the Covenants, Conditions and Restrictions of the ESTATES AT SEVEN HILLS Owners Association provides for rule making authority; and

WHEREAS, Article 10, Section 10.1 of the CC&R's of the ESTATES AT SEVEN HILLS Owners Association state an Owner may rent his residence to a single family provided that the Residence is rented pursuant to a lease or rental agreement which is (a) in writing, and (c) subject to all of the provisions of this Declaration, the Bylaws, Articles and any Rules and Regulations adopted by the Board; and

WHEREAS, Article VIII, Section 8/13 of the CC&R's of the Seven Hills master Association state all lots and Condominiums in any Residential areas shall be improved and used solely for single family residential use; provided, however, that this provision shall not preclude the Owner from renting or leasing all of his lot or Condominium by means of a one year, written lease or rental agreement subject to the Restrictions.


WHEREAS there is a need to develop, expand upon, adopt, and distribute a Lease Requirement Policy

NOW THEREFORE BE IT RESOLVED that the Board of Directors establishes the following Lease Requirement Policy.

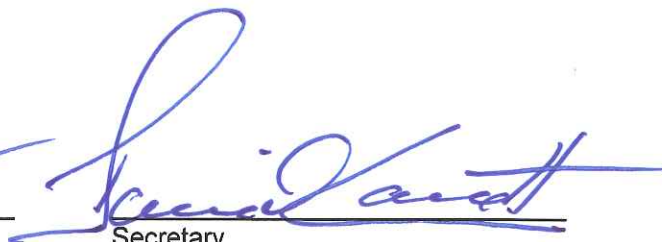
The Estates at Seven Hills Owners Association Board of Directors hereby adopts the following Resolution by and on behalf of the Estates at Seven Hills Owners Association:

- 1) In accordance with the Seven Hills Master Association and the City of Henderson, a unit may be leased / rented for a term of no less than one (1) year
- 2) The lease / rental agreement must be in writing and a copy of the agreement MUST be forwarded to the Management Company PRIOR to the tenant moving into the property.
- 3) Any owner entering into a lease/rental agreement MUST run a background check on any and all tenants. A copy of the background check MUST be forwarded to the Management Company along with the copy of the lease PRIOR to the tenant moving into the property.
- 4) Owners who are leasing / renting their unit MUST notify the Management Company of a tenant who is moving out and the last date that they will be allow access to the unit.
- 5) Any tenant contact information MUST be entered into the gate profile by the Management Company.

DATED this 28th day of FEBRUARY 2014:



President
ESTATES AT SEVEN HILLS HOA



Secretary
ESTATES AT SEVEN HILLS HOA