



September 22, 2014

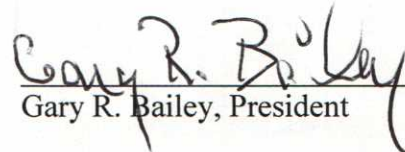
To: Eagle's Pointe Owners
From: Eagle's Pointe Board of Directors
Re: Lease Declaration/Rules

In 2004, the Board of Directors determined that a number of properties within our community were rented, and that the requirements for providing information regarding such rentals to the Board and performance of the required maintenance stipulated in the Declaration of Covenants were not being consistently met for those properties. As a result, your Board of Directors passed a Lease Declaration establishing rules for providing information to the Association regarding leased properties within our community.

More recently, the Board of Directors determined that the rental properties within our community typically require additional expenditure of the Board's and our management company's time, effort, and expense for dealing with required maintenance and other costs uniquely related to rental properties. In response, the Board updated the rule on providing rental information to the Board and added a rule requiring a refundable deposit to be placed with the Association by owners of rental properties which deposit will be disbursed if needed for maintenance of rental properties.

A copy of the Rules is enclosed. January 1, 2015 will be the effective date whereby all owners who are renting their homes in Eagles Pointe must send in their \$500 refundable deposit.

These Rules have been established by the Board in accordance with its authority under the Declaration of Covenants, with the advice of its counsel, and are considered to be in the overall best interests of the Community.



Gary R. Bailey, President

Rules and Regulations
Regarding Leased Properties

Rule 1.1:

The Eagle's Pointe Property Owners' Association, through its Board of Directors, has determined that a number of properties within our community are rented, and that the requirements for providing information regarding such rentals to the Board of Directors and the required maintenance stipulated in the CC&Rs are not being consistently met for those properties.

By authority contained in Article XII of the CC&Rs relating to leased properties, the Board of Directors establishes the following rules:

All homeowners leasing their homesites shall provide the management company with information listed below:

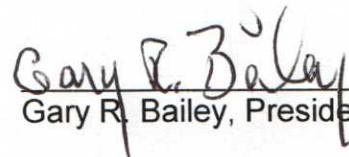
1. The name, address and phone number of the intended or present lessee.
2. A copy of the lease including the lease terms.
3. A copy of an acceptable ground maintenance agreement with a yard care professional for the duration of the lease.
4. The lessor is required to provide the lessee with copies of the Declarations of Covenants, Conditions and Restrictions. They must inform the lessee of their responsibility to comply with these documents. The property owner shall provide the board with written proof that this has been accomplished. Copies of the Declarations are available at Bundy Management for \$100.

This rule shall become effective upon receipt and will be retroactive to all present and future rentals within the community.

Compliance is required within 30 days of notice. Fines for non-compliance within the time period will be \$100. Additional fines of \$10 per day will accrue until the property owner has met all requirements. Nonpayment will result in a lien against the property.

Authorization for this rule is contained in Sections 12.01 through 12.07 of Article XII of the Eagle's Pointe CC&Rs.

Adopted by the Eagle's Pointe Board of Directors on September 21, 2004; amended by the Eagle's Pointe Board of Directors on September 11, 2014.



Gary R. Bailey, President

Rule 1.2:

The Eagle's Pointe Property Owners' Association, through its Board of Directors, has, after careful study, determined that the rental properties within our community typically require additional expenditure of its and the management company's time, effort, and expense for dealing with required maintenance and other costs uniquely related to occupation of the properties by renters rather than owners.

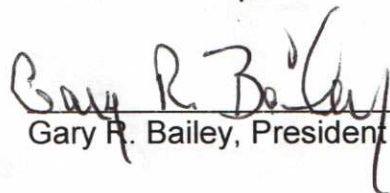
Based on the Board's review, and pursuant to Article IV, Section 4.08 of the Declaration of Covenants authorizing the Board of Directors to make and enforce reasonable rules and regulations, the Board of Directors establishes the following rules:

1. On January 1, 2015 for homesites currently being leased by owners or upon commencement of any future lease of a homesite, the property owner shall deposit with the Association a refundable deposit of \$500, to be held by the Association for the duration of the tenancy or disbursed as necessary to pay for exterior maintenance of the homesite in accordance with the standards set forth in the Eagle's Pointe CC&Rs. Such maintenance may include such work as power washing the house or outbuildings, if any, cutting of grass and/or trimming of bushes, repair or replacement of mailboxes, etc.
2. Disbursements from such deposits shall be made only after proper notice to the property owner that his/her property is in violation of the CC&Rs. The cost of any notices required to be sent via certified mail/return receipt shall be paid from the deposit. In addition to the cost of work performed to bring a property into compliance with CC&R standards, a 10% administrative fee shall be charged against the deposit for arranging the work.
3. Whenever the deposit amount falls below \$150, the property owner shall be required to bring the deposit balance back to a balance of \$500.
4. The Association will hold the deposit in a non-interest bearing account. Within 30 days of notice of termination of the lease of a homesite, the Association shall send to the property owner the balance of the deposit with a statement of account showing any disbursements made from the account and the reason therefor.

Compliance is required within 30 days of notice. Fines for non-compliance within the time period will be \$100. Additional fines of \$10 per day will accrue until the property owner has met all requirements. Nonpayment will result in a lien against the property.

Authorization for this rule is contained in Section 4.08 of Article IV of the Eagle's Pointe CC&Rs.

Adopted by the Eagle's Pointe Board of Directors on September 11, 2014.



Gary R. Bailey, President