

**RESOLUTION
OF THE
PEREGRINE MASTER ASSOCIATION, INC.
REGARDING RENTAL RESTRICTIONS AND PERMITS**

SUBJECT: Adoption of a procedure regarding short term rentals.

PURPOSE: To adopt a standard procedure to be followed when issuing short term rental permits.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: July 6th, 2017

WHEREAS, The Protective Covenants for Peregrine were amended by that certain Amendment to the Protective Covenants for Peregrine recorded at Reception 215100806 on September 15, 2015 (the "Amendment"); and

WHEREAS, the Amendment does provide "Short term occupancies and rentals of less than 6 months, of Lots, including but not limited to transient, hotel, bed-and-breakfast or vacation-type rentals, shall be prohibited without the prior written permission from the Association."

WHEREAS, the Association desires to establish a uniform policy for the granting of permission to owners to rent their Lots on a short term basis.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Request for Permit to Rent: Prior to renting any Lot on a basis of less than 6 months initial tenancy, an owner shall submit to the Board of Directors, a Short Term Rental Permit Request form.
2. Conditions for Approval to Rent: At the next scheduled meeting of the Board of Directors, the Short Term Rental Permit Request form, shall be considered and shall be approved unless the Board of Directors determines that any of the following exist:
 - a. The Owner has one or more outstanding covenant violations
 - b. The Owner has received two or more complaints in the past 6 months concerning a short term rental
 - c. The Owner has an outstanding balance due for assessments
 - d. The permit request exceeds the Owner's maximum of 4 approved requests in any 12 month period
3. Term: Upon issuance, unless sooner revoked pursuant to Paragraph 4 below, the Short Term Rental Permit shall be valid for the duration of the approved Rental Term requested on the Short Term Rental Permit Request.

4. Revocation: In the event the Board receives more than 2 complaints of violations of the Declaration or the rules and regulations of Peregrine, in any 6 month period, the Board may suspend the permit for the remainder of the permit term. Owner shall be notified of such complaints and provided an opportunity for a hearing prior to determination of the validity of the complaint pursuant to the Association's Covenant Enforcement Policy prior to suspension of the permit. Upon completion of the suspension, the Owner may resubmit for permission for a new permit pursuant to Paragraph 1 and 2 above.
5. New Permit following revocation. Any request for a new permit following suspension will require the Owner to provide documentation of steps taken to insure that the prior violation will not reoccur. The decision to grant or deny new permit will be solely in the Board's discretion.
6. Assessments during short term rentals. In the event that an Owner's tenant violates the terms of the Covenants or Rules, the assessment fine for such violation, payable by the Owner, shall follow the Covenant Enforcement Policy for the Association. In addition, the Association may issue an assessment fine for any short term rental without a permit whether or not there are additional violations. The assessment fines for renting without a permit shall range from \$1,000 to maximum of \$5,000 for each short term rental.
7. Multiple Violations: In the event the Board receives 6 or more complaints, which complaints are verified pursuant to the Association's Covenant Enforcement Policy, in any 6 month period or more than 9 in any 18 month period, the Board of Directors may issue to Owner a "Notice of Non-Eligibility" to receive a short term rental permit. The Board shall keep such notice in the records of the Owner and that lot shall not be eligible for rental on short term basis until such time as the property is conveyed to a third party purchaser.
8. Non-transferable: In the event that the Owner conveys the property to a third party purchaser, any approved rental permit is non-transferable to either the purchaser or any other Peregrine property that the Owner may own or purchase.
9. Deviation: The Board may chose to modify or adopt new procedures, at any time, in order to protect the interests of the Peregrine Community and maintain Peregrine as a premier single family residential community.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association certifies that the foregoing Resolution was adopted by the Board of Directors of the Association on 20 July 2017 and in witness thereof, the undersigned has subscribed his name.

THE PEREGRINE MASTER ASSOCIATION, INC.,
a Colorado nonprofit corporation



President