

**RESOLUTION OF THE  
RIVER PINES CONDOMINIUM ASSOCIATION  
REGARDING MINIMUM LEASE TERMS IN THE  
CONDOMINIUM DECLARATION FOR RIVER PINES**

**SUBJECT:** Clarification of the terms "short term basis" and "long term basis" as used in the Declaration in relation to rental of Units

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

**EFFECTIVE DATE:** 1/27/16

**RESOLUTION:** The Board hereby adopts the following resolution:

WHEREAS, Article 13, Section 13.2 of the Declaration provides as follows:

All Units shall be used for dwelling and lodging purposes only, in conformity with all zoning laws, ordinances and regulations . . . Owners of Units may rent or lease their Units to others, on a long term or short term basis. . .

WHEREAS, the Declaration is ambiguous in relation to what is a "short term" rental and what is a "long term" rental.

WHEREAS, the Board of Directors is authorized to adopt resolutions to clarify such ambiguities.

NOW THEREFORE, the Board of Directors resolves as follows:

1. By means of this Resolution, "short term" shall mean any rental or lease of a Unit for a term of 14 days to 30 days.
2. By means of this Resolution, "long term" shall mean any rental or lease of a Unit for a term in excess of 30 days.
3. By means of this Resolution, Article 13, Section 13.2 of the Declaration shall be clarified to require all rentals or leases to be for a minimum of 14 days, and any rental or lease less than 14 days shall be deemed to be a transient use, which is not permitted.
4. All leases or rental agreements, whether on a short term or a long term basis, shall be in writing and shall provide that the leases or rental agreements are subject to all terms of the governing documents of the Association. Owners are required to provide tenants with copies of the current Declaration, Articles of Incorporation, Bylaws and any rules and regulations of the Association.

**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 at a duly called meeting of the Board of Directors held on 12/9/15 and in witness thereof, the undersigned has subscribed his name.

**RIVER PINES CONDOMINIUM ASSOCIATION**

By: Bill Burns  
President