

RHYGATE HOMEOWNERS ASSOCIATION

Resolution No. 12

Required Information Regarding Tenants of Rhygate Homeowners

WHEREAS, Article VII of the Bylaws of the Association assigns to the Board of Directors (“Board”) all of the powers and duties necessary for the administration of the affairs of the Association and further states that the Board may do all such acts and things as are not inconsistent with the Property Owners Association Act, the Declaration or the Bylaws;

WHEREAS, the Board has concluded that it is important for tenants of Rhygate Owners, as well as Owners, to be aware of, and to abide by, the Rhygate rules and regulations regarding parking, moving vans, maintenance of Lots, exterior changes to Rhygate properties, display of signs, and other matters; and

WHEREAS, the Board has concluded that it is important to have accurate information regarding the identity of tenants, and to have contact information for tenants, in order to communicate with them about emergencies, power outages, snow removal, refuse pick-up schedules, rules and regulations, and other matters of concern and general interest;

NOW, THEREFORE, BE IT RESOLVED that the following regulations are adopted by the Board of Directors:

1. All leases for Rhygate properties that are entered into or renewed after the date of this Resolution shall contain the following provisions:

a. A requirement that the lessee(s) shall provide timely and accurate contact information to the Owner, including the phone numbers and email addresses of each lessee, and that the lessee(s) shall promptly provide updated contact information to the Owner if and when changes occur;

b. A requirement that the lessee(s) shall notify the Owner of the identity of any persons who are permitted to reside at the property in exchange for payments of rent or the provision of services in lieu of rent (“sublessees”); and

c. A requirement that the lessee(s) shall comply with the use restrictions and architectural control provisions in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rhygate, and comply with the Resolutions of the Board, as published on the Rhygate website.

2. Within 10 days of the date on which a lessee is scheduled to move into a Rhygate property, the Owner shall notify the Secretary of the Board, in writing, of the name(s) of the lessee or lessees, together with contact information for the lessee(s), including telephone

numbers and email addresses. Such notice may be given by U.S. mail or by email. The Owner shall also notify the Secretary in writing of (i) any change in the contact information for a lessee and (ii) the identity of any known sublessee, such information to be provided within 10 days of its receipt by the Owner.

Adopted: October 6, 2014

Rhygate Homeowners Association
Board of Directors

Mark Spooner, President
Cliff Thomas, Vice President
Cathleen Heideman, Secretary
Scott Erskine, Treasurer
Margaret Fisher
Brent Roderick
Claire Giambastiani
Dana Jurcul
Dave Rand