

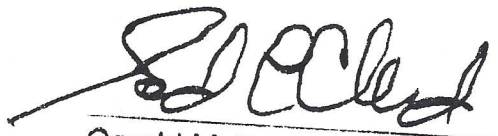
## **Policy Resolution Regarding the Lease or Rental of a Dwelling Unit in the Cottonwood Creek Neighborhood**

**WHEREAS**, the Cottonwood Creek Neighborhood Association desires to provide for the preservation of the values and amenities in said neighborhood and to assure protection of all property owners.

### **NOW THEREFORE BE IT RESOLVED THAT;**

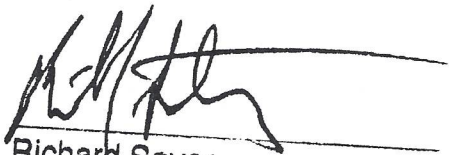
1. In order to assure protection of all property owners, the Cottonwood Creek Neighborhood Association requires that any property owner who leases property is required to provide to the Cottonwood Creek Neighborhood Association (CCNA) a copy of the lease within 15 days prior to the effective date of the lease, or as soon as reasonably possible in the event of a lease with an effective date of less than 15 days following execution of the lease. All leases are required to be in writing. Any lessee or tenant shall in all respects be subject to the terms and conditions of the Cottonwood Creek Covenants and all policies and regulations adopted thereunder.
2. Tenants and/or record owner must provide to the CCNA the phone number and email address of the tenant within 7 days after occupying a dwelling unit in Cottonwood Creek.
- 3.. In the event tenants fail to comply with the Cottonwood Creek Covenants, policies, and regulations, the record owner is is responsible for such violations, and for all fines imposed because of tenant(s) violations. Fines may be assessed as liens against record owners. The record owner remains responsible for all dues and assessments.
4. All leases must specifically require that property be maintained in accordance with the requirements set forth in the Cottonwood Creek Covenants policies and regulations for Cottonwood Creek Neighborhood. In addition, the lease must contain language sufficient to insure compliance with these Covenants . The following language is to be included in all property owner leases:  
  
"This lease is subject to the Amended Declaration of Covenants and Restrictions For Cottonwood Creek Neighborhood and all policies enacted thereunder and the policy on leases by property owners adopted by the Board of Directors of Cottonwood Creek Neighborhood Association; as said policy may be amended from time to time. Tenant(s)/Lessee(s) has received a copy of the the Covenants and agrees to abide by the terms and conditions thereof and all policies promulgated thereafter. Failure by tenant/Lessee to so comply shall constitute an act of default under the lease and shall entitle Lessor to immediately cancel this lease."

**Therefore, be it resolved,** that the Board of Directors at its regularly scheduled meeting on November 11, 2013 has adopted this resolution by a majority vote and said resolution will be filed as part of the public records in Aiken County, South Carolina.



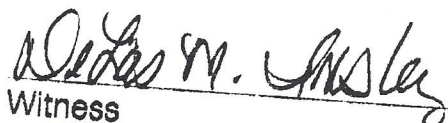
Gerald McDonald  
President  
Cottonwood Creek Neighborhood  
Association

11-15-2013  
Date



Richard Sover  
Secretary  
Cottonwood Creek Neighborhood  
Association

11/15/13  
Date

  
Witness  
Witness