

RESOLUTION OF THE RASPBERRY MOUNTAIN RANCH PROPERTY OWNERS' ASSOCIATION, INC.**RENTAL POLICY**

The Board of Directors of the Raspberry Mountain Ranch Property Owners' Association, Inc. (Herein after known as the "Association") adopted the following Policies and Procedures:

AUTHORITY: In case of any conflict between the Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions and the Bylaws, and these listed "Policies and Procedures"; such provisions of the Articles, Declaration and ByLaws shall take precedence and supersede any provisions of these "Policies & Procedures".

In the event a Court of competent jurisdiction finds a provision of any of these Polices & Procedures void or otherwise unenforceable, the other provisions shall remain in full effect.

EFFECTIVE DATE: MAY 5TH, 2012

RESOLUTION: Adoption of a policy and procedure to be followed regarding home rental policy:

In an effort to provide opportunity for RMR property owners as well as security and harmony for all of us as neighbors we offer the following guidelines for property owners that wish to rent their property on a short term or long term basis.

1.0 SHORT TERM RENTALS

Short Term rentals are defined as rentals of property less than six (6) months and are prohibited.

2.0 LONG TERM RENTALS

2.1 Long Term rentals are defined as rentals of property greater than or equal to six (6) months. Further, no more than one single family would be allowed per rental at any one time. No corporations or business entities may rent in RMR.

2.1.1 The President and/or Vice President of the RMR POA will be notified at each occurrence of the intent of any property owner to rent their property.

2.1.2 Renters are required to follow the same Policies and regulations of the ranch as if they were property owners and must be advised of all covenants, policies and procedures and any restrictions placed at the time of the rental period.

2.1.3 Renters are not Members and have no voting rights.

2.1.4 The Property Owner must be an authorized voting Member during the rental period.

2.2 The Property Owner shall provide the RMRPAO a copy of the lease agreement and shall include in the lease agreement, the following restrictions written verbatim:

2.2.1 Tenant shall maintain the premises in a neat and undamaged condition and, in particular, shall comply with applicable provisions of building codes, RMRPOA Policies and regulations; maintain the premises in a clean and safe condition; dispose of all ashes, rubbish, garbage and other waste; keep and use all plumbing and electrical, sanitary, heating, ventilating, and air conditioning facilities and appliances in a clean and reasonable manner; and generally conduct themselves and others in their charge, including pets, in a manner so as not to disturb their neighbors or in any way, deface, damage, impair or otherwise destroy any part of the premises.

2.2.2 Tenant, occupants, family, guests, invitees, or other persons under the tenant's control shall not engage in or facilitate: (1) any acts involving imminent or actual serious property damage as define by law or RMRPOA Policies and regulations; (2) any criminal activity, including drug-related criminal activity, any act of violence or threats of violence, other illegal activity; (3) or activity that jeopardizes the health, safety and welfare of tenants, Property Owners, or others.

2.2.3 Tenant acknowledges receipt of a copy of the RMRPAO Declaration, Bylaws, and Policies and Procedures ("Policies") and intends to fully comply with Policies and any applicable law and ensure all occupants, family, guests, invitees, or other persons also comply with all Policies and applicable laws.

2.2.4 Tenant assumes all liability for personal injury, property damage or loss, and insurable risks. Tenant is strongly encouraged to obtain renter's insurance in full force and effect during the full term of the lease.

2.2.5 Property Owner and tenant grant permission to advise the other Property Owners of the lease agreement.

2.2.6 Property Owner and tenant agree to indemnify and hold harmless other Property Owners, the RMRPOA, and contractor or employee working on the ranch from any loss, claim, liability, or expense arising from injury to any person or damage to or loss of any property, in any way caused by the Property Owner and/or tenant's family, invitees, agents, pets, or others under their control.

2.2.7 Property Owner and tenant acknowledge that violation of any of the provisions written into the lease agreement or of the Policies and applicable laws shall constitute an irreparable violation of the lease agreement and is good cause for immediate termination of the tenancy.

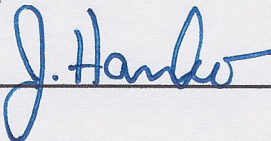
2.3 Property Owners will be held accountable and liable for tenant's activity. Property Owner may lose property rental privileges if any of the above Policies are violated. Enforcement of these Policies shall be governed by the existing covenants.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Raspberry Mountain Ranch Property Owners' Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors, and after a 30 day review by the authorized voting membership.

In witness thereof, the undersigned has subscribed his/her name.

**RASPBERRY MOUNTAIN RANCH
PROPERTY OWNERS' ASSOCIATION, INC.
A Colorado nonprofit corporation**

By: _____
President



On the 5TH day of MAY in the year 2012.