

**RESOLUTION ON THE LEASING OF CONDOMINIUM UNITS**

**BY THE MANAGEMENT COMMITTEE OF  
THE WOLF LODGE HOMEOWNERS ASSOCIATION, INC.  
FOR  
THE WOLF LODGE CONDOMINIUM PROJECT**

RECITALS

WHEREAS,

- A. The Wolf Lodge Condominium Project ("Wolf Lodge") and the Wolf Lodge Homeowners Association, Inc. ("Association") are subject to and governed by the Declaration of Condominium of the Wolf Lodge Condominium Project ("Declaration") and the Bylaws of Wolf Lodge Homeowners Association, Inc. ("Bylaws").
- B. The Association is managed, operated, and maintained by the Management Committee who has been duly elected by the unit owners.
- C. The Declaration and Bylaws authorize the Management Committee to promulgate rules, regulations, and procedures ("Association Rules") deemed necessary in carrying out any of its functions.
- D. Each Owner at Wolf Lodge is a member of the Association and is subject to each provision of the Declaration, Bylaws, and Association Rules created by the Management Committee.
- E. The Association, through its Management Committee, is charged with the responsibility of enforcing the terms of the Declaration, Bylaws, and Association Rules.

WHEREAS, each owner, tenant, guest, and invitee is bound by the terms of the Declaration, Bylaws, and Association Rules.

WHEREAS, the Declaration at Article III, Section 7(i) requires all lease agreements to be in writing, to expressly subject the tenants to the Declaration and Association Rules, and to provide that any violation of the Declaration and Association Rules constitutes a breach of the lease agreement.

WHEREAS, many units at Wolf Lodge are frequently leased to tenants, and it is believed that many units are leased in violation of Article III, Section 7(i).

**RESOLUTION**

NOW, THEREFORE, IT IS RESOLVED, that the Management Committee deems it necessary to enforce the Declaration and specifically Article III, Section 7(i) of the Declaration.

NOW, BE IT FURTHER RESOLVED that the Management Committee deems it necessary to know the identity of adult tenants and their contact information in the event of an emergency requiring immediate access to a unit

NOW, BE IT FURTHER RESOLVED that all lease agreements shall be in writing, shall subject all tenants to the terms of the Declaration and Association Rules, and shall provide that any violation of the Declaration and Association Rules constitutes a breach under the lease agreement.

NOW, BE IT FURTHER RESOLVED, that the Association has prepared a document entitled "Addendum to Lease/Rental Agreement" ("Association Lease Addendum") in order to ensure that all lease agreements at Wolf Lodge are in compliance with the terms of the Declaration and Association Rules, including this resolution, and to ensure that the Association knows the identity and contact information of all adult tenants for emergency contact purposes.

NOW, BE IT FURTHER RESOLVED, that the Association Lease Addendum shall be used as part of all lease agreements between an Owner and a tenant.

NOW, BE IT FURTHER RESOLVED, that a signed copy of the Association Lease Addendum shall be submitted to the Association's manager or other designated representative within twenty-four (24) hours after having been executed by the tenant(s) for all leases lasting seven (7) days in length or greater, or upon request from the Management Committee or Association manager.

NOW, BE IT FURTHER RESOLVED, that all Owners who violate the terms of this resolution shall be subject to fines as follows:

- First Violation: Written notice of violation
- Subsequent Violations: \$25 daily fine until Unit is brought into compliance

NOW, BE IT FURTHER RESOLVED, that all unpaid fines shall be collected as an unpaid assessment under the Declaration and the Utah Condominium Ownership Act.

NOW, BE IT FURTHER RESOLVED, that a copy of this resolution, along with the Association Lease Addendum, shall be sent to all Owners at their last known address.

ATTEST:

  
President, Management Committee  
Wolf Lodge Homeowner's Association

  
Secretary, Management Committee  
Wolf Lodge Homeowner's Association

Date: 5 December 2013

10 January 2014

Dear Wolf Lodge Homeowners,

For several years we have been getting frequent reports that renters are contributing a disproportionate share to the abuse and damage of the common areas. At our last annual meeting in August, there was very strong support in favor of the implementation of a Lease Addendum, the purpose being to ensure that renters would be informed of the CC&Rs and Rules, which are the governing documents for Wolf Lodge, and agree to comply with them. Also, the Addendum allows the HOA to seek recourse directly against a renter for a rule violation, when deemed appropriate.

The CC&Rs have always required that renters obey the Wolf Lodge rules; however, we have been told that in many instances, renters are not aware of the rules and are not provided a copy of them.

As a result, with legal assistance, your Board has prepared a Lease Addendum, along with its associated resolution, copies of which are enclosed. If you rent out your unit, please ensure that the addendum is signed and provided to Wolf Lodge management, in accordance with the resolution. If a third party management company handles rentals for you, please instruct them to comply.

If you have questions, please email me at: [fernerac@aol.com](mailto:fernerac@aol.com)

Your Board and Management wish you the very best for 2014.

Respectfully,

Alan C. Ferner

President, Wolf Lodge HOA