

**WESTVIEW ESTATES HOMEOWNERS' ASSOCIATION
EXECUTIVE BOARD Resolution No. C-9**

(Absence From Residence & Notice of Rental)

WHEREAS, the Executive Board of the Westview Estates Homeowners' Association is responsible for assuring compliance with the Covenants, Conditions and Restrictions ("CC&Rs"), among residences in the subdivision; and,

WHEREAS, the Board has found by experience that it frequently is difficult to compel absentee owners to comply with CC&R's applicable to their properties; and,

WHEREAS, the Board by law cannot compel renters to comply with applicable CC&Rs, and has experienced difficulty contacting absentee owners in other instances; and

WHEREAS, the Board nevertheless must continue its efforts to enforce the CC&R's applicable to such properties, and further believes it has a legitimate interest in knowing the number and identity of persons occupying such properties if rented or leased; and

WHEREAS, the Board concludes that it is essential, in fulfilling the Board's obligations, to maintain contact with the owners of such properties; now, therefore,

Therefore Be It Resolved by the Board of Directors:

Section 1. The owner or owners of every residence within the Westview Estates Subdivision shall promptly notify the Secretary of the Association upon leaving such residence either permanently, or for a period exceeding six months, whether or not such residence is being rented, and advise the Secretary of a mailing address and phone number where he, she or they can be contacted regarding compliance with the CC&R's, and resolutions adopted pursuant thereto.

Such owner or owners shall remain responsible for compliance with such obligations, under the CC&R's and resolutions thereunder, and shall remain subject to any penalties for failure to comply.

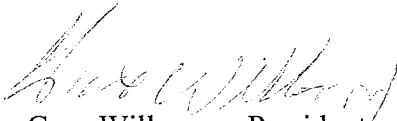
Section 2. The owner or owners of every residence within the Westview Estates Subdivision shall promptly notify the President or Secretary of the Association of the names of all persons occupying such residence pursuant to a rental or lease agreement, and shall promptly notify the Secretary of every change in the number and identity of such occupants.

A determination by the Board that a violation of this section has occurred, may result in a fine, not to exceed \$150 for each occurrence.

Section 3. The owner or owners, who have rented or leased their residence, shall provide a copy of the Westview Estates CC&R's and all Resolutions to all Lessees and Renters at the time of the lease or rental. The owner or owners of said residence shall be responsible to ensure that each renter or lessee conforms to all CC&R's and any additional rules and regulations that the Westview Estates Executive Board has passed.

Section 4. The obligations of this Resolution are in lieu of, and not in addition to, those imposed under Section 8, Article XI of the Association's Bylaws.

Adopted by the Executive Board on August 9, 2011. Reaffirmed December 2, 2014, amended April 9, 2024.


Gary Willcoxon, President


Toni Horton, Secretary