MOUNTAIN SHADOWS
Boulder Townhouse Corporation - 1409 Bradley Court - Boulder, CO 80305
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Condominium Rental Rules of the Boulder Townhouse Corporation

On November 3, 2008 the members of Boulder Townhouse Corporation (BTC) adopted the following rules and regulations relative to the lease or rental of condominium units:

Rules and Regulations – Lease or Rental of Units:

In order to maintain a suitable level of maintenance and upkeep of the common elements; to maintain peaceful and harmonious living conditions within the complex; to insure increasing property values; and to have a clear understanding of what limits there are upon the renting of condominium units, the Members of BTC have established the following rules and regulations as to the lease or rental of such units:

Occupancy: Per Boulder City Ordinance, Mountain Shadows is a Residentially Zoned property that permits "a family plus two other people or four unrelated people" to live in a given unit. In no case shall a rental agreement violate this occupancy ordinance.

"A family" shall mean spouses, domestic partners, or significant others and blood relations or dependents of either of them.

If part of a unit is to be rented, there shall be no more than two (2) tenants unrelated to the resident homeowner and their family.

The tenant must submit to BTC, through the Resident Manager, two (2) copies of a Rental Application. This application contains such information as is needed by the Board of Directors for the purpose of determining that such prospective tenant is in compliance with these rules and regulations. Rental Application forms are available from the Resident Manager.

The tenant and landlord must execute and submit two (2) copies of Agreement as to Rental of Condominium Units as approved by the Board of Directors, provided however, that such power of eviction as contained in the Agreement as to Rental of Condominium Units shall not be enforced, until the Board of Directors has given thirty (30) days prior written notice to the Owner of its intent to evict, and no eviction shall be commenced until it is authorized by a majority of the Board of Directors at a special or regular meeting. Agreement as to Rental of Condominium Units forms are available from the Resident Manager.

Owners who rent out their units must obtain, and keep in full force and effect, a current City of Boulder Rental License. The City of Boulder housing code requires that any residential dwelling unit property have a current rental license in order to maintain consistent health and safety standards for all rental properties in Boulder. *Only owner-occupied units with two (2) or fewer roomers who are unrelated to the owner or owner's family are exempt from this requirement in the Boulder Revised Code.*

The tenant shall abide by the rules and regulations governing the operation of the Mountain Shadows Condominiums, as set forth in the Condominium Declaration, the by-laws or as promulgated by BTC. Any non-Owner residing in any Unit shall be subject to these Rules and Regulations in the same manner as would an Owner. Any fines or Individual Assessments incurred by non-Owner residents shall be the liability of the Owner of the Unit, and shall be assessed in accordance with the procedures specified in the Declaration and Bylaws.

The Owner is responsible for the distribution of the Rules and Regulations to such Owner's tenants.

The required forms shall be delivered to the Resident Manager or be deposited in the mailbox at 1409 Bradley Drive, Boulder, Colorado 80305 or faxed to 303-499-0641.

BTC shall indicate its approval/disproval within five (5) business days to the landlord or his agent, at the address listed on the application.

The approval, if granted by BTC, shall be for a period **of one (1) year** from the date of the occupancy of the premises, as above provided. Thereafter, **if the lease or rental of the premises by the tenants is to continue, new application for approval must be made to BTC**. If the application is denied, this denial must be in written form and clearly declare the reason for such denial. Any subsequent application denial, as submitted each year, is also subject to the above-specified statement.

Following Section 12-1-2, of the Boulder Revised Code BTC will never deny any application for rental or lease on the basis of race, creed, color, sex, sexual orientation, gender variance, genetic characteristics, marital status, religion, national origin, ancestry, pregnancy, parenthood, custody of a minor child, or mental or physical disability of the individual or such individual's friends or associates.

Tenants (renters) may not sublet the unit or rooms to other persons unless that person is added to a new Agreement to Rental of Condominium Units.

Review of Procedures with Respect to Renting a Condominium Unit

Review the City of Boulder Rental Inspection and Licensing Program rules and obtain a rental license with the City of Boulder. For more information visit the City's website at http://www.ci.boulder.co.us/buildingservices/inspection/rental/about.htm

Read the Condominium Rental Rules of the Boulder Townhouse Corporation so that you will know when prospective tenants qualify.

When you have selected your tenants, deliver to the Resident Manager, two (2) copies of your Rental Application, two (2) copies of the Agreement as to Rental of Condominium Units, and two (2) copies of the City of Boulder Rental Housing License.

Both the Application and the Agreement must be executed by both you as the landlord and by your selected tenants.

You will be advised within five business days if your selected tenants are approved. If approval is denied, you will be advised in writing the reasons therefore.

Approval of tenants must be renewed each twelve months thereafter by repeating the above procedure.