

RIDGECREST CONDOMINIUMS
RESOLUTION – Rental Waiting List

This Resolution is to clarify certain aspects of the Amendment regarding the rental of units, recorded on August 06, 1996. The Board desires to clarify the procedures of maintaining the waiting list and notifying homeowners of their eligibility to rent.

1. Should a homeowner notify the Board of their intent or desire to rent their unit, and the limit of rental units has already been met, the unit owner may request that their unit be placed on the waiting list.
2. When the number of rental units falls below the limit, the first homeowner on the waiting list will be notified by the Board whether they are eligible to rent their unit.
3. Once the homeowner has been notified that they are eligible, **they will have 15 calendar days to accept their eligibility to rent, or to decline.**
4. Should the homeowner accept the eligibility, they will have the amount of time prescribed in the Amendment to find a tenant, however, **they must make a bona fide and deliberate attempt to locate a tenant during this time. Should the Board determine that they are not seriously offering their unit for rent, the Board may revoke their eligibility** and offer it to the next homeowner on the waiting list.
5. Should the homeowner decline to accept the eligibility, the offer will go to the next homeowner on the waiting list, and the declining homeowner may, at their specific request, be placed at the end of the waiting list.
6. Only current homeowners may apply to rent (not prospective buyers).