## CARTER CROSSING HOMEOWNERS' ASSOCIATION

## Tenant Screening/Term Limit Resolution

WHEREAS, the Declaration of Protective Easements, Covenants, Conditions, and Restrictions ("CC&Rs") (Utah County Recorder's Office Entry No: 48280 2000) created a nonprofit corporation of Lot Owners, managed by a Board of Directors ("Board"), to serve as the means by which the Lot Owners may take action with respect to the administration, management, and operation of the common interests of its member Owners;

WHEREAS, Article 11, Section 11.03 of the "Bylaws - Duties and Powers of the Association" ("Bylaws") vests the Board with the authority to promulgate and adopt rules and regulations governing Carter Crossing residential and recreational uses that are reasonable in scope and for the purpose of safety and the overall good of the members and guests of Carter Crossing;

WHEREAS, the Board deems it necessary, reasonable and in the best interest of overall safety and good of the members to adopt a policy requiring Owners to inquire about criminal backgrounds and history of applicants who seek tenancy at Carter Crossing lots.

NOW, THEREFORE, IT IS RESOLVED that the following policies be adopted and followed by all Lot Owners:

- 1. In addition to those questions deemed reasonable and necessary by an Owner, every Application shall contain a question asking every applicant whether or not they have ever been convicted of a crime, including but not limited to, crimes involving theft, deception, destruction of property, violence, or illegal drug use and related behavior.
- 2. Every Rental Agreement shall contain a clause that contains the following or similar language:
  - "In the event that the Rental Application upon which this Rental Agreement between Landlord and Tenant is based, is later found to contain inaccurate, misleading or untrue statements, then Tenant shall be deemed to have breached the terms of this Rental Agreement and Landlord, or Association acting on Landlord's behalf, may terminate the lease."
- 3. If any Owner fails to comply with these provisions, they will be assessed a \$500 fine per violation.

NOW, THEREFORE, IT IS FURTHER RESOLVED that the following changes be made:

1. Article 11, Section 10.13 of the "Bylaws - Membership and Voting Rights in the Association" shall be amended to reduce the term limits for Board members and ACC members to two years.

DATED this 1st day of October, 2004. STATE OF UTAH

COUNTY OF MAN

UTAH COUNTY RECORD 2004 Oct 04 1:04 pm FEE 56.00 BY AB RECORDED FOR CARTER CROSSING HOA

Sworn to (or affirmed) and subscribed before me this \$\frac{7}{8}\$ day of October, 2004, by Craig Johnson.

