

**CORPORATE RESOLUTION FOR
TOWNHOUSE VILLAGES AT RIVER WOODS HOMES ASSOCIATION
(Effective on 9-17-18)**

WHEREAS, the following action was taken by the Board of Directors of Townhouse Villages at River Woods Homes Association, a Minnesota Non-Profit Corporation (the "Association") at a regular meeting of the Board of Directors on September 17, 2018.

WHEREAS, an Amendment to the Declaration of Covenants, Conditions, and Restrictions regarding Townhouse Villages at River Woods Homes Associations, was recorded on 4 August, 1994, restricting certain owners from using their Units as rentals.

WHEREAS, the Board of Directors for the Association (the "Board") has deemed it necessary to enact certain rules related to regulation of rental Units and non rental Units in the Association.

WHEREAS, the Board of Directors has the authority to adopt rules and regulations governing the use of the common area and facilities and the personal conduct of the members and their guests thereon, and to establish penalties for infraction thereof, pursuant to Article VI of the By-laws of the Association.

NOW THEREFORE, the following Resolutions are adopted:

RESOLVED, the following Rules and Regulations for Rentals are made effective on the date of certification by the President and Secretary of River Woods Homes Association:

DEFINITIONS

1. "Eligible Unit" means a unit where the owner acquired record title prior to 7/27/1994.
2. "Non Eligible Unit" means a unit where the owner acquired record on or after 7/27/1994.
3. "HOA" means Townhouse Villages at River Woods Homes Association.
4. "Renter" shall mean lease holder, roommate or renter of a owner occupied or non-occupied unit.

GENERAL RULES

1. Rental of Units is prohibited except for Eligible Units. This right does not pass to any successor owners of the eligible Unit. Upon a sale, transfer, deed, conveyance, contract for deed or any other transfer of title of an Eligible Unit, the Eligible Unit automatically becomes a Non-Eligible Unit.
2. Eligible Units must have a license to rent from the City of Burnsville.
3. All pets in all Units must have a city pet license. No more than two pets per Eligible Unit.
4. Only one family per any Unit is allowed.

5. There may not be more than two unrelated tenants in any Units.
6. Pets must always be kept on a leash no more than six feet in length while outdoors. Pets that are making excessive noise are not allowed in any Unit. Pet waste must be picked up immediately by owners and occupants of all Units.
7. Tenants living at Eligible Units and Non-Eligible Units must provide year, make, model, color, and license plate of all vehicles present at the Unit to the HOA prior to the starting date of the lease, or within 3 business days of acquiring another vehicle.
8. Owners of all Units are responsible for the conduct of their tenants.
9. For all Units, there may only be one tenant per bedroom, except that married individuals and domestic partners may have one bedroom for themselves. Please read the city renting and occupancy restrictions.
10. Every Eligible Unit with a tenant must comply with these rules and submit paperwork on or before 10/10/2018.
11. Every resident of Eligible Units and Non-Eligible Units must at all times refrain from making noise after 10:00 p.m. that is unreasonable and could interfere with any neighbors' sleep, or right of quiet enjoyment of their Unit. This is also a city ordinance.
12. Every resident of all Units shall not use profanity or make any threats, cause any disturbance, or engage in any boisterous activity that interferes with their neighbor's right to quiet enjoyment of their Units.
13. Parking shall only be in designated areas (in the garage or in front of the garage) for Eligible and Non-Eligible Units. These rules are supplemental to other prior rules such as parking and use of common areas.
14. Storage of vehicles is not allowed. Vehicles must have current license plates at all times. Inoperable vehicles are not allowed. Repair work on automobiles or other wheeled vehicles is not allowed within the HOA. Storage of boats, campers, trailers, and any other wheeled vehicles is not allowed within the HOA.
15. Owners and Renters must provide current contact information to the HOA including owners' names, addresses, telephone numbers, e-mail addresses, and any other contact information necessary to contact owner.
16. Approved tenants may use the common areas such as the swimming pool and park area only if the assessments for the Unit are current.

LEASES AND LEASE APPROVALS

17. All renters at all Units must be approved by the HOA as follows:

17.1 Prior to commencement to any lease or rental, owners of Eligible Units and Non-Eligible Units must conduct a paid background check of all potential tenants, (except children under the age of 16), with a reputable tenant screening company. The written report must be

submitted to the HOA for approval prior to commencement of the lease and allow for up to 5 business days for approval.

17.2 The HOA has the right to deny any proposed tenant that does not qualify for tenancy under the criteria described in these rules. The HOA may not approve any tenants who have any gross misdemeanor or felony convictions within the last 10 years for any crime of dishonesty, property crimes, or crime of violence against a victim. The HOA will not approve any prospective tenants who are registered sex offenders. The HOA will not approve any tenants that have one or more prior harassment orders against them if there was a finding of harassment by a court. The HOA has the right to request from a Unit owner specific documentation of any relevant matters related to prospective tenants.

17.3 Prior to commencement of any lease or rental, the owners of any Unit must provide a copy of a proposed lease to the HOA for approval. The HOA has the right to accept or reject all or part of any proposed lease for any reason described in these rules including insufficient or missing information.

17.4 Prior to commencement of any lease or rental, the owner must provide the name, date of birth, telephone number, e-mail address, and emergency contact for each prospective tenant. The HOA may provide its own rental application for prospective tenants.

17.5 Only leases that are approved in writing by the HOA are acceptable. Every lease must state that any violation of these Rules or other Rules in effect in the HOA are grounds for immediate eviction.

17.6 All approvals must go through the office of the HOA located on site at the HOA (334 River Woods Lane, Burnsville MN 55337).

17.7 Unit Owners must provide a copy of these Rules to all tenants including all rules and regulations of the association.

ENFORCEMENT

18. Violation for any of these Rules is cause for the HOA to impose fines or other relief as described in these Rules.

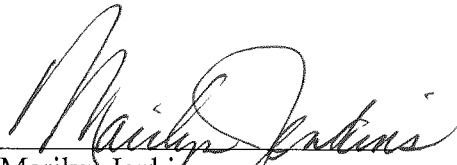
19. If any fines are imposed by the HOA, they shall be considered assessments and assessed to an individual Unit and the HOA shall retain its collection rights and procedures to collect assessments as described in the Declaration of Covenants, and Restrictions regarding Townhouse Villages at River Woods Homes Association.

20. For the first violation of any of these Rules, the HOA shall issue a written warning describing which rule was violated. For each subsequent rule violation, a fine of \$100.00 shall be imposed and assessed to an individual Unit and shall be immediately due and payable by the owner(s) of the Unit.

21. In the case of ongoing violation of a Rule or Rules, an additional fine of \$100.00 shall be imposed for each subsequent week until the violation(s) have been remedied.

22. The fines under these Rules may be imposed by the General Manager of the Association.

23. All Owners of all units Eligible and Non-Eligible Units lose the right to lease or rent if the assessments for a unit are delinquent 60 days or more unless a repayment plan has been approved by the Association Board of Directors.

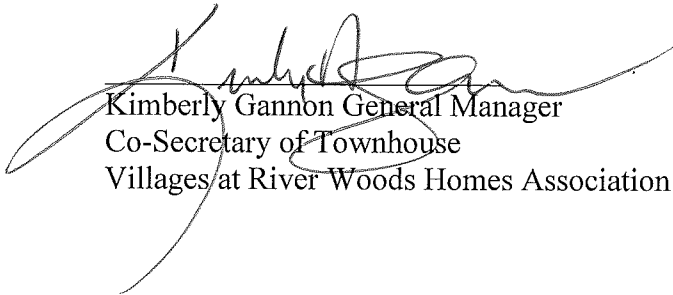


Marilyn Jenkins
President and Director of Townhouse
Villages at River Woods Homes Association

Dated:09/17/2018

CERTIFICATION OF SECRETARY

Kimberly Gannon, the Co-Secretary/Treasurer of Townhouse Villages at River Woods Homes Association, certifies that the above action was duly taken at a regular meeting by the Board of Directors of the Non-Profit Corporation pursuant to the By-Laws of the organization.



Kimberly Gannon General Manager
Co-Secretary of Townhouse
Villages at River Woods Homes Association

Dated:09/17/2018