

BLACK HAWK HOMEOWNERS ASSOCIATION

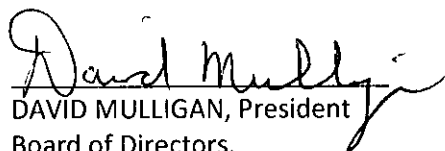
POLICY ON RENTAL UNITS

Article VIII, Section 8.1 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Black Hawk HOA establishes the rental cap for the Black Hawk community. Article IV, Section 4.16 of the Bylaws for the Black Hawk HOA empowers the Board to adopt rules in accordance with the provisions of the Project documents, as well as enforcing the provisions of the Project documents. The following procedure applies to all members of the Black Hawk HOA and shall be in effect 30 days from the adoption by the Board and distribution to the membership.

1. Owners shall request authorization to rent their unit by submitting a letter with their intentions to the management company.
2. The management company may approve the request for authorization providing the number of approved unit rentals is below the 25% rental restriction stated in Article VIII, Section 8.1 of the CC&Rs for the Black Hawk HOA.
3. Upon written notification of approval to rent, the unit owner shall provide a rental lease to the management company within 60 days from the date of the written notification. The unit owner may lose his authorization to rent if a lease is not provided within the time period. However, the quality of tenants is very important to the community. The Board of Directors will consider an extension of the 60 days requirement when requested by the owners to permit owners adequate time to select qualified tenants for their unit.
4. If the number of authorized unit rentals exceeds the 25% rental cap requirement, unit owners submitting a request authorization will be placed on the Unit Rental Waiting List.
5. The Board of Directors may consider exceptions submitted by the unit owner to rent the unit even though the rental cap exceeds the 25% requirement. The unit owner shall submit exceptions to the Board in writing. The unit owner must show economic hardship in his/her request.
6. The unit owner shall inform the management company when his/her tenant provides notice to terminate the rental lease, permanently vacate the unit, or the unit is no longer rented to the persons stated on the rental lease.
7. When the rental lease is terminated, the unit owner has 60 days from the date he/she informs the Board of the rental status to rent the unit to a new tenant. If the unit owner cannot rent the unit within the 60 day requirement, the unit will be placed on the Unit Rental Waiting List. The quality of tenants is very important to the community. The Board of Directors will consider an extension of the 60 day requirement when requested to permit owners adequate time to select qualified tenants for their unit.
8. The unit owner at the top of the Unit Rental Waiting List shall be notified of a rental opportunity in writing from the management company.
9. Renting units without authorization is a violation of the CC&R and subject to rule enforcement, which may include fines.

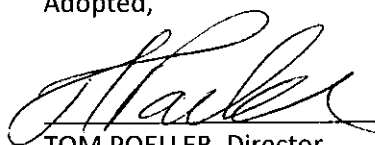
This policy was duly noticed and adopted by the Board of Directors at their regular meeting on October 2, 2009.

Adopted,



DAVID MULLIGAN, President
Board of Directors,
Black Hawk HOA

Adopted,



TOM POELLER, Director
Board of Directors,
Black Hawk HOA