

**HILL FARM HOMEOWNERS ASSOCIATION,
an Arizona non-profit corporation**

**A RESOLUTION OF THE BOARD OF DIRECTORS
Re: FARMHOUSE RENTAL POLICY**

At a meeting of the Board of Directors of Hill Farm Homeowners Association (the Association"), an Arizona non-profit corporation, duly called and held on the 19th day of July 2010, a quorum being present and voting, the following policy was adopted:

1. The Farmhouse may be rented by any homeowner on a first come reservation basis. The homeowner must be current with the payment of Association dues and other assessments.
2. The Farmhouse is available only for social purposes and non-commercial meetings or events, hosted by a homeowner. It may not be sub-let by a homeowner nor used for any other purpose.
3. The following areas are available for rent at the rates shown on the attached rental agreements.
 - a. Clubhouse, including living room, dining room, adjacent screened porch, and kitchen area.
 - b. Bedrooms 1, 2 or 3, with or without kitchen privileges.
 - c. Patio and barbecue area (reservation required - no charge.)
 - d. All of the above for larger functions such as weddings.
4. The homeowner must sign the rental agreement(s) and the liability waiver. The security deposit must be paid at the time of reservation, and it will be returned when the post-rental inspection is satisfactorily completed. The rental fee must be submitted when the keys are picked up. Homeowners are responsible for the cost of any damages caused that are in excess of the security deposit.
5. Checks for security deposits and rental fees must be written by the renting homeowner; third party checks cannot be accepted.
6. Events in the Clubhouse area MUST be attended by the host homeowner for their entire duration. The homeowner's name and contact information must be posted on the external bulletin board for the duration of the event and be removed afterwards.

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7. Host homeowners are responsible for the behavior of their guest at all times. Children must be supervised, and not allowed to throw objects into the lake or pool area.
8. Violation of any of the rental rules may incur a full or partial forfeiture of the deposit, and suspension of Farmhouse rental privileges. Any appeals must be made to the Board in writing via the property management company within 60 days of the event.

DATED this 22nd day of December, 2010.

HILL FARM HOMEOWNERS ASSOCIATION
an Arizona non-profit corporation

By: Peter A. Blusky
Its: President

ATTEST

Dawn Wylard
Secretary