

EXHIBIT "A"

RIVER RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, INC.

POLICY ON RENTAL AND LEASE OF REAL PROPERTY

1. During the term of any rental or lease agreement, membership in the Association is retained by the property owner and the property owner retains all rights, privileges, and responsibilities contained in the Covenants, Conditions and Restrictions Declarations and Policies of the Association.
2. Property Owners will notify the Association Secretary when property is rented or leased and identify any Property Management Office responsible for management of the property in the absence of the owner. The owner will provide the Property Management Office the RRR Website and copies of the Covenants, Bylaws, and Policies of the Association. (Specific reference to the location within the website constitutes providing copies of required declarations.)
3. The property owner or property management office will provide renters/lessees with the rules and restrictions of the association outlined in the Covenants, Bylaws, and Policies of the Association.
4. Renters/lessees will follow the rules and restrictions of the Association. Owners or property managers will notify the Association Secretary of new tenants and confirm that they have been provided notice of the Association rules and restrictions. Renters/lessees are asked to obtain River Ridge Ranch (RRR) automobile windshield stickers to identify themselves as members of the community in accordance with the RRR Neighborhood Watch program.
5. Renters/lessees will abide by all speed and caution traffic signs and respect the private property of others. They may use the common areas of the Association under the same restrictions as a guest of a member.
6. Property Owners will ensure that any lease to rent a River Ridge Ranch property includes the following provisions: "Renters and lessees are subject to the rules and restrictions contained in the Covenants, Bylaws, and Policies of the River Ridge Ranch Property Owners' Association, available at www.riverridgeranch.org. " The lease agreement will also include, "Tenant acknowledges receipt of the Covenants, Bylaws, and Policies of the River Ridge Ranch Property Owners' Association and the responsibility to comply with all of the rules, including the requirement for parking stickers."
7. The Association will notify the renter/lessee of concerns or violations of such rules and restrictions that may require action. Copies of said notification will be provided to property managers/ property owners to insure compliance. Such notification will meet the notification of members required under certain specifications of Association Declarations of Covenants, Bylaws, and Policies; sanction for violations of such Declarations, Bylaws, and Policies remain in force during the term of any rental or lease agreement.
8. Renters/lessees are encouraged to participate in both formal meetings and social gathering within River Ridge; however, voting privileges lie solely with the property owner.