



HORIZON TOWERS CONDOMINIUM ASSOCIATION

POLICY #F: RENTAL PROPERTY

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for enforcing policies, rules, and regulations and in Declarations Section 7.11, C.R.S. §38-33.3-302 and other governing documents of the “Association” (known as Horizon Towers Condominium Association) and Act (as defined in CC&R’s Sec 1.42) as adopted at a regular meeting of the Board of Directors.

Purpose: To adopt a Policy setting forth procedures for units rented by the owners.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing rental properties:

In the interest of protecting homeowners, families, and preserving property values within the community, the Association has developed a standard set of policies addressing the renting/leasing of condominiums within the community.

No property shall be leased as anything other than a single-family residence and occupancy limits set by the City of Grand Junction shall apply. **No short term (less than 1-year leases) will be allowed.**

Documents. Within two (2) weeks after the lease is executed, an owner must provide the Association a copy of the executed lease/rental agreement stating that their lease is conforming to all of the Association Documents (CC&R’s, Bylaws, Rules and Regulations) of the Association. All “lease/rental” agreements should contain a statement that failure to comply with the CC&R’s and/or Rules and Regulations, etc., constitutes a default under the lease and may be grounds for immediate eviction (this is to protect the owner and HTCA). It is the responsibility of the owner to submit the “Horizon Towers New Resident Packet” for documenting of needed tenant information. All items listed below must be kept up to date with the Horizon Towers office:

- Mailing address and phone number of the legal owner.
- Mailing address and phone number of renter/leaser or rental management company (if applicable)
- E-mail address of the legal owner.

Responsibilities of Owners and Tenants. It is the owner’s responsibility to provide their tenants with a copy of the CC&R’s, Bylaws, Policies, and Rules and Regulations and review the documents with the tenants prior to their move in. It is also the owner’s responsibility to provide unit keys, garage door opener(s) and mailbox key(s) to their tenant.

The owner is responsible for the conduct including all fines of the tenant and the tenant’s guests that are assessed if the tenant or the tenant’s guest is not in compliance with the Association’s governing documents.



All tenant violations will be directed to the landlord (owners) and the tenant in writing according to the Enforcement Policy #5. The landlord must take action to resolve the violation with its tenant to avoid fines.

Tenants will communicate to the Association through their landlord (except for emergency situations).

Owners who lease their property have a responsibility to all other residents who live in the community to provide renters who have been properly screened with background check.

Amendments. This policy may be amended or updated by the HTCA Board of Directors as needed to ensure its effectiveness, compliance, and governing documents, or to accommodate changes in technology or legal requirements. Notice of any changes will be provided to homeowners in a timely manner.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the HTCA, a Colorado nonprofit corporation, certified that the foregoing Policy #F was introduced for the first reading at a fully called and held meeting of the Board on September 8, 2025, and approved and adopted by the Board at the Board meeting on November 3, 2025.

Signature on File
President

11/03/2025
Date

Signature on File
Vice President

11/03/2025
Date