

**RESOLUTION
OF
CANTERBURY TOWNHOUSE HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, being a majority of the Board of Directors (the "Board") of *Canterbury Townhouse Homeowner's Association, Inc.* (the "HOA"), acting pursuant to a meeting of the Board, take the following actions by signing their written consent hereto:

WHEREAS, Article IX, Section 6 of the Declaration of Covenants, Conditions and Restrictions for Canterbury of record at Book 509 Page 563, Orange County Register of Deeds (as amended and supplemented, the "Declaration") provides that no Lot or the residential structure thereon shall be leased for transient or hotel purposes, nor may any Owner lease less than the entire residential structure on his Lot, nor shall any such lease be for a period of less than thirty (30) days; and

WHEREAS, it has come to the attention of the Board of Directors that numerous Owners are leasing all or a portion of the Lot through "AirBNB" or other short-term rental arrangements for less than thirty (30) days; and

WHEREAS, said leasing is in violation of Article IX, Section 6 of the Declaration in that it both (a) provides for a lease less than thirty (30) days, and (b) allows leasing or transient or hotel purposes; and

WHEREAS, with full knowledge of all material facts and the interests of the parties concerning the matters of the actions contemplated, the Board has determined and deem it to be of benefit to and in the best interest of the HOA to take action against any and all short-term rentals and to take such steps as the Board deems necessary and advisable, and the undersigned believe it is in the best interests of the HOA to take action against short-term rentals within the HOA.

NOW, THEREFORE, it is hereby

RESOLVED, that the Board shall arrange to be send "cease and desist" notifications to all owners presently engaging in short-term rental activities; and

FURTHER RESOLVED, that the Board is hereby authorized and directed to do any and all things deemed necessary or advisable in requiring the cessation of short-term rentals; and

FURTHER RESOLVED, that all actions heretofore taken by the Board, and all things done by its authority with regard to short-term rentals and such documents shall be, and the same hereby are, ratified and approved.

This action is effective as of September 21, 2018, and the undersigned hereby direct that this document be filed with the minutes of the HOA as part of the permanent Resolutions of the HOA.

Robert Kirschner, Director

Neepa Ray, Director

Ann Sandve, Director