

POLICY OF THE BOARD OF DIRECTORS OF  
MCINTOSH TRAILS  
ESTABLISHING RENTAL REGISTRATION RULE

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08/30/2024 12:03:35 PM  
NOTICE 1/2

This POLICY is made and adopted to be effective as of the 7<sup>TH</sup> day of August, 2024 (the "Effective Date") by the Board of Directors of McIntosh Trails (the "Association").

WITNESSETH

**WHEREAS**, the Board of Directors believes it to be in the best interest of the Association and its members to collect and retain certain rental-related information, including but not limited to unit occupancy status, lease details, occupant details, and acknowledgements of community governing documents to be used in the administration of the rental of Units within the Association;

**WHEREAS**, the Board of Directors believes it to be in the best interest of the Association and its members to collect a rental registration fee to cover the costs incurred by the Association and its agent(s) in processing, keeping accurate and up to date records, and otherwise administering the rental of Units within the Association;

**NOW, THEREFORE, LET IT BE RESOLVED** that the Association shall assess the Owner of a Unit that is being rented an annual rental registration fee of one hundred twenty five and NO/100 Dollars (\$125.00) (the "Rental Registration Fee"). The Rental Registration Fee shall be due and payable on the date on which the rented unit's occupancy status is requested and on each subsequent anniversary date thereof, for as long as such unit remains rented. The Rental Registration Fee may be reviewed and increased, from time to time, in the Board's sole discretion.

The Rental Registration Fee thereof shall constitute and shall be treated for all purposes as a [REGULAR/SPECIFIC] assessment pursuant to the Association's Declaration. (This language to remain only if the association's Declaration / governing docs allow for charging a regular / special assessment.)

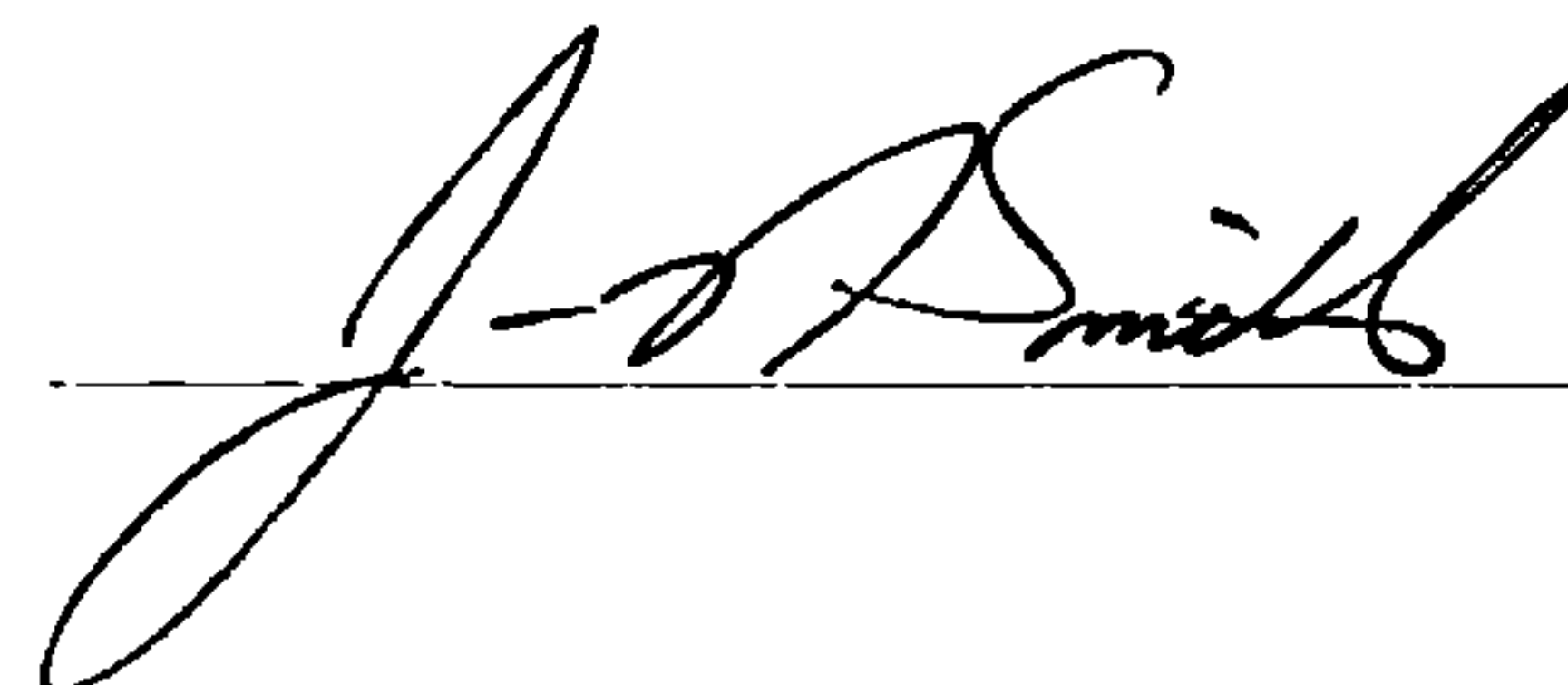
All unit owners shall complete the Occupancy Status Form to certify the status of each unit. Any Unit Owner of a unit that is rented as of the date of the Occupancy Status Form Request shall provide to the Association's Managing Agent, the requested lease details, occupant information forms, and governing document acknowledgements for the tenant(s) living in their Unit, and any additional documents that reasonably may be required by the Association, as permitted by law.

The Managing Agent is directed to distribute this policy to all Members of the Association.

The Association acknowledges that enforcement of the Rental Registration Fee shall be based upon information that the Association collects from Unit Owners as to rental status.

The foregoing policy was adopted and approved by the Board of Directors of the Association at a meeting held on August 7<sup>TH</sup>, 2024.

\_\_\_\_\_  
McIntosh Trails



\_\_\_\_\_  
Signature



\_\_\_\_\_  
Title



CERTIFICATION

"I, James Smith, being the President, of  
McIntosh Trails Homeowner's Association, hereby certify that the  
foregoing Policy was adopted by at least a majority of the Association Board of Directors  
on the 7 day of August, 2024"

By: [Signature]

Print name: James Smith

ACKNOWLEDGEMENT

STATE OF Alabama §

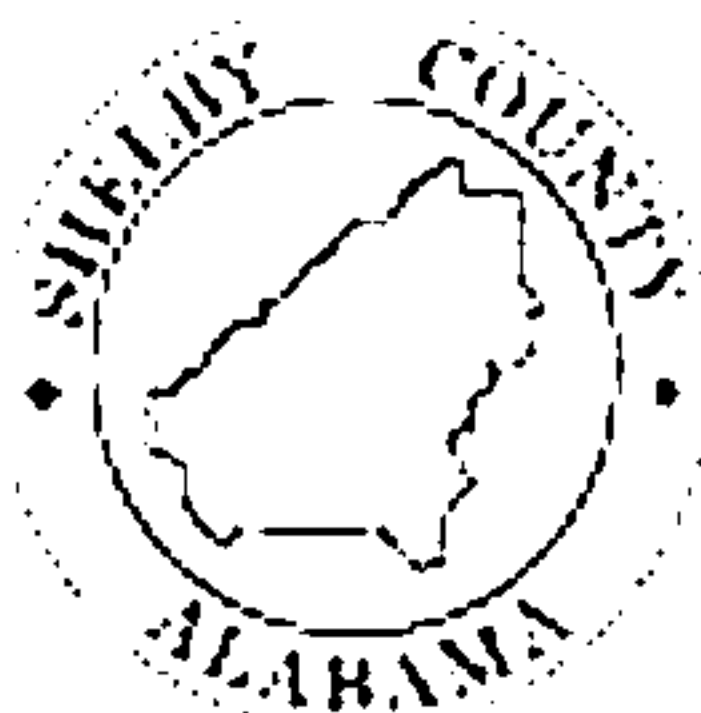
COUNTY OF Shelby §

BEFORE ME, the undersigned authority, on this day, personally appeared the person  
James Smith whose name is subscribed to the foregoing instrument and  
acknowledged to me that they executed the same as the act of the Association for the  
purpose and consideration therein expressed and in the capacity therein stated.

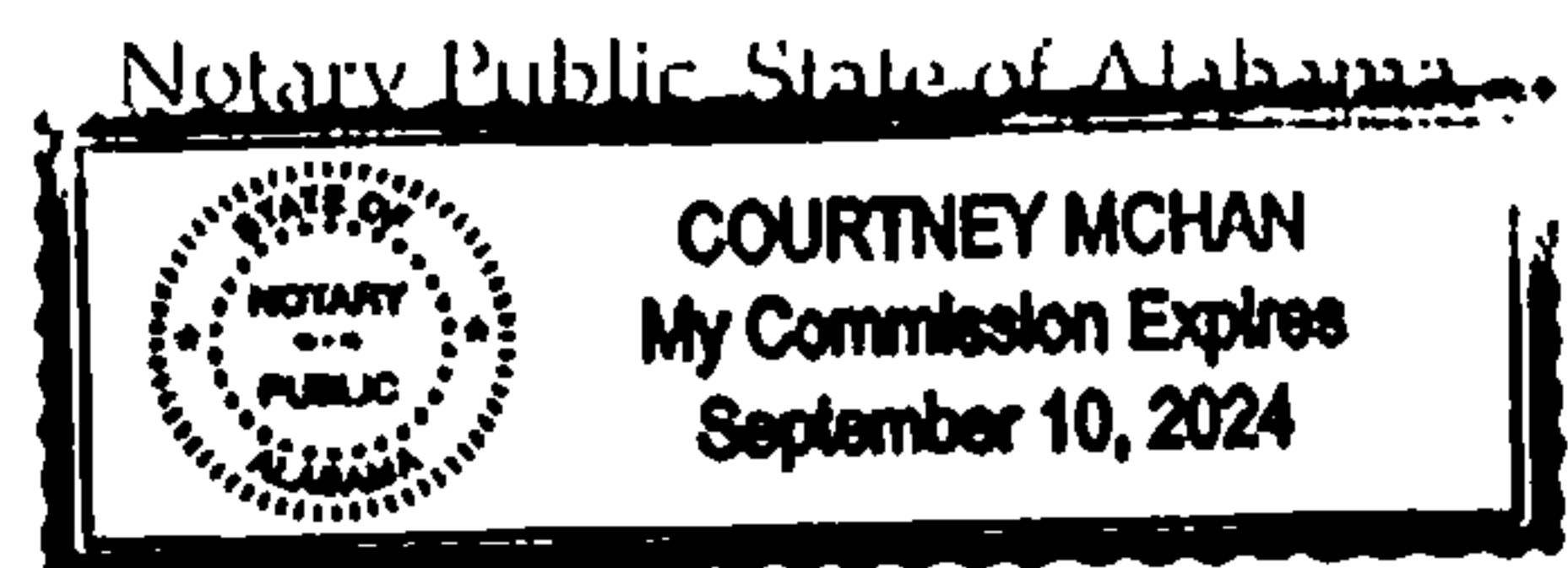
Given under my hand and seal of office this 7<sup>th</sup> day of August, 2024

[Signature]

After Recording Return to:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/30/2024 12:03:35 PM  
\$25.00 JOANN  
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Allie S. Beyle