



RESOLUTION / POLICY

The Villas at Banbury Meadows Homeowners' Association
c/o Alliance Management Partners, LLC, 1520 E. Heritage Park St., Ste. 125
Association Manager: 208-370-5915, Main Office: 208-370-5914

LOT USE AND RENTAL / LEASING NOTIFICATION

Reference: a) Article IV, Section 4.1.1, Lot Use, Restated Master Declaration, CC&Rs
b) Article V, Section 5.5.2.7, CC&Rs, Banbury Meadows Homeowners Associations, Rule Making

Purpose: To establish an administrative process and guidelines for homeowners to provide contact information to the Association for occupants of their Villas property, and to ensure those occupants are provided all necessary HOA Policies.

1. On this date, the Board of Directors, The Villas at Banbury Meadows Homeowners Association, do hereby approve the policy and guidelines below, which clarify and reinforce Article IV, section 4.1.1., Lot Use. This decision was based on the agreement of 80+ percent of the Villas Homeowners approving/agreeing to the contents of this policy. This resolution and Villas Guidelines apply to **ALL VILLAS HOMEOWNERS** and **RENTAL / LEASING TENANTS** and have been determined essential to maintain safety, security, and quality of life within our community.
2. **LOT USE:** All Villas Lots shall be used for single-family residential purposes, and such uses as are customarily incidental thereto. No Lot shall be used at any time as a venue or event space rented to third parties (e.g., rented and used by non-Owners for hosting or holding weddings, corporate retreats, seminars, or other similar gatherings of a non-residential nature). This restriction of third-party venue or event space rental use shall not be construed to prohibit or preclude Owners from hosting weddings or other parties or social gatherings where the attendees are primarily Owner family and friends, or their invitees, and the gathering is not hosted on a rental basis for pecuniary gain. This restriction of commercial or business uses also does not restrict those uses allowed pursuant to Section 4.1.1 of the Initial Master Declaration. This decision does not restrict or limit the period/term a homeowner can rent or lease their property.
3. **Rental / leased Properties:** Owners, as part of their rental or lease agreement/contract, shall require their tenants to comply with all applicable provisions of the Initial Master Declaration, the First Amended Declaration, and any other rules, restrictions, and regulations concerning the use of the Property within the Villas Community and Main Banbury Meadows Association. This resolution also requires all homeowners renting or leasing their property to complete the "Villas Homeowner Rental / Leasing Notification Form" (copy attached) whenever a new Tenant occupies the residence and/or a new contract is issued, and must ensure the tenants are provided copies of the Association's CC&Rs and applicable Association Rules and Policies.
4. **Villas Homeowners Rental / Leasing Notification Form:** A copy of this form is attached and can be found on our Villas HOA Website (<https://www.banburymeadows.org>), under homeowners' information and documents. Questions concerning the completion of this form should be directed to the Villas Association Manager at Alliance Management Partners (AMP), contact details are listed at the top of this page.
5. This Resolution has been reviewed and approved by the Board of Directors on 23 February 2026.

FOR THE VILLAS BOARD OF DIRECTORS:

2 Enclosure

1. Homeowners Rental/Leasing Notification Form
2. Reminders & Guidelines (Homeowners & Tenants)

John W. Boyd
President
Villas HOA, Banbury Meadows



VILLAS HOMEOWNERS' ASSOCIATION
Banbury Meadows
c/o Alliance Management Partners, LLC
1520 E. Heritage Park St., Ste. 125
Meridian, ID ID 83646



HOMEOWNER'S RENTAL / LEASE NOTIFICATION FORM

The Villas HOA and AMP are required to maintain tenant information from any homeowner who is currently renting/leasing their Villas Home/Property. In accordance with the Villas HOA Resolution, Subject: Lot use and Rental/Leasing Notification, dated 23 February 2026, homeowners renting or leasing their property must notify both AMP and the HOA by completing the form below. This includes providing contact information for the homeowner, property management company (if applicable), and tenants, and they are required to receive a copy of the Association's CC&R's and Resolutions/Policies. If you need copies, please contact our office or go to the Villas Website at <http://www.Banburymeadows.org> and select the Villas HOA pulldown tab. Please note that, as the landlord, you are responsible for all compliance issues regarding your tenants. For your convenience, we have annotated some highlights and reminders of common community guidelines on the back of this form, along with a copy of the Villas Resolution, Subj: Lot Use and Rental/Leasing Notification, dated 23 February 2026.

Please email this completed form to VillasAtBanburyMeadows@ampmyhoa.com or mail/deliver it to AMP, 1520 E. Heritage Park St., Ste. 125, Meridian, ID 83646, Tel: 208-370-5915

HOMEOWNER INFORMATION:

Name(s): _____
Property Address: _____
Email Address(s): _____
Phone Numbers(s): _____

PROPERTY MANAGEMENT COMPANY (if applicable):

Name(s): _____
Address: _____
Email Address: _____
Phone Number: _____

RENTER(S) INFORMATION:

Name: _____
Email Address: _____
Phone Number: _____
Rental/Lease Dates: From: _____ TO: _____

By signing below, I acknowledge that I have given my tenant(s) a copy of the Association's CC&Rs, attached Resolution, and this document.

Homeowner's Signature: _____ Date: _____



VILLAS AT BANBURY MEADOWS



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REMINDERS AND GUIDELINES FOR RENTERS / TENANTS AND HOMEOWNERS

Reference: Villas HOA CC&Rs, Resolutions, Guidelines, and Rental / Lease Notification Form, Villas HOA Website (<https://www.banburymeadows.org>)

The following General Villas HOA Reminders and Guidelines are provided:

- **PROPERTY / LOT USE:** All Villas Lots shall be used for single-family residential purposes, and such uses as are customarily incidental thereto. No Lot shall be used at any time as a venue or event space rented to third parties (e.g., rented and used by non-Owners for hosting or holding weddings, corporate retreats, seminars, or other similar gatherings of a non-residential nature). This restriction of third-party venue or event space rental use shall not be construed to prohibit or preclude Owners from hosting weddings or other parties or social gatherings where the attendees are primarily Owner family and friends, or their invitees, and the gathering is not hosted on a rental basis for pecuniary gain. This restriction of commercial or business uses also does not restrict those uses allowed pursuant to Section 4.1.1 of the Initial Master Declaration. This decision does not restrict or limit the period of time a homeowner can rent or lease their property.
- **Villas/Community Quiet Hours:** 10 PM to 8 AM daily by City of Eagle Ordinance.
- **Pets:** Please remember always to have your pets on a leash (leash no longer than 6 feet) when outside the confines of your yard and remember to always clean up after them.
- **Trash Cans/Bins:** Hardin Sanitation Services picks up weekly, normally on Monday each week. Trash Bins/Cans are to be put out no earlier than Sunset on Sunday and taken in by Sunset on Monday.
- **Parking RV's, Motorhomes, Campers, ATV's, Boats, or Utility Trailers:** These vehicles can be parked on residential driveways or streets for no longer than 72 hours. Commercial vehicles, Trucks, Trailers, etc., cannot be parked on driveways or along street curbs.
- **Parking:** Do not block driveways, mailboxes, fire hydrants, or street corners
- **Nuisances:** Keep front yards, side of homes, driveways, and backyards clear of all unsightly articles such as garbage/trash cans, lumber, bulk/scrap materials, debris, etc.
- **Signs, Banners & Flags:** See BBM HOA Resolution; Policy on sign, banner & flag displays dated 12 January 2026.
- **Villas Lawn Care:** Contact Brother Bear Lawn Care by contacting our Association Manager or via our Villas Website (<https://www.banburymeadows.org>)
- **ALL Questions/HOA Issues:** Call the Villas Association Manager, Anita Whitfield, AMP, at 208-370-5915.