

ARMELLA ARMS II CONDOMINIUM ASSOCIATION

Realty One Property Management, Inc.
1745 Shea Center Drive Suite 400
Highlands Ranch, CO 80129
(303) 834-0311 office
(303) 932-0776 fax

November 1, 2020

Re: Implementation of Leasing Permit Program

Dear Armella Arms II Owners:

As you know, owners approved the Amended and Restated Declaration at the end of last year. One of the new provisions in our Declaration is a limitation on the number of Units that may be leased at one time. A total of 5 Units may be issued Leasing Permits, and an additional 2 Units may be issued a Hardship Leasing Permit if they meet the criteria. The Board has adopted the enclosed Policy and Procedure for Leasing Permit Requirements to implement the new leasing restrictions.

If you are leasing your Unit as of December 19, 2019, you are entitled to receive a Leasing Permit, regardless of the number of Units currently being leased, provided you return the enclosed Leasing Permit Request form, a \$150 fee, and the required information by January 2, 2021. If you are currently leasing your Unit, and want to continue doing so, it is critical that you return your forms by the deadline.

Also enclosed are the Leasing Permit Request and Tenant Contact Information forms that must be completed and returned. If you have any questions about what is required, please contact our community manager, Jim Robson, at (303) 834-0311 or jrobson@ropmco.com.

Very truly yours,

Board of Directors
Armella Arms II Condominium Association, Inc.

Enc.