

**ROANOKE HOMES ASSOCIATION  
BOARD RESOLUTION**

WHEREAS Roanoke Homes Association, a Missouri nonprofit corporation, through its the Board of Directors, has the power and duty necessary to conduct the affairs of the Association and to make such rules and regulations as the Board deems in the best interests of the Association; and

WHEREAS, generally, Short Term Rental units in single family, multi-family, or carriage houses are governed pursuant to Chapter 88-321 of the City of Kansas City, Missouri Code of Ordinances (“**Short Term Rental(s)**”); and

WHEREAS, Roanoke properties are subject to that certain Restriction Agreement recorded April 14, 1922 with the Jackson County Recorder of Deeds, Instrument Number 1922A0055412, Book 2268, Page 569, which generally comprise those properties situated in the addition or subdivision known as Roanoke and land adjacent thereto (“**Roanoke**”), and established certain restrictions on the use and development of Roanoke (“**Restriction Agreement**”); and

WHEREAS, the Restriction Agreement requires development of single-family dwellings, and that carriage houses and other outbuildings be used in a manner consistent with the main, single-family dwelling which is inconsistent with Short-Term Rentals permitted by Chapter 88-321 of the Code for the zoning classifications established by the City for Roanoke; and

WHEREAS, for the health, safety, welfare, and comfort and convenience of all Roanoke property owners, the Board wishes to establish this policy to permit limited Short-Term Rentals that comply with the covenants and restrictions in the Restriction Agreement and with Short Term Rental provisions in the City Code.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of Roanoke Homes Association hereby establish the following rules and procedures to govern Short Term Rentals for Roanoke properties for so long as the Restriction Agreement remains in effect in Roanoke.

1. Short Term Rentals will be permitted within the main residence of occupied Roanoke homes as follows:
  - a. The owner is not operating the Short Term Rentals in the residence as a business.
  - b. The owner has notified the owner’s neighbors and applied for and received administrative approval of the director of the city planning and development department.
  - c. The owner is complying with the registration, insurance and other requirements of Chapter 88-321.

2. Short Term Rentals are prohibited in residences within Roanoke that are not owner-occupied.
3. Short Term Rentals are prohibited within Roanoke in carriage houses and other outbuildings as defined in Section 88-810-208.
4. The Board shall periodically review compliance with this Resolution within Roanoke and shall establish notification and related procedures to enforce the Restriction Agreement in a consistent manner with this Resolution as to Short Term Rental of residences within Roanoke. The President with the assistance of two Board Members shall prepare an annual report to the Board on Short Term Rentals within Roanoke.

Approved: **January 8, 2020**

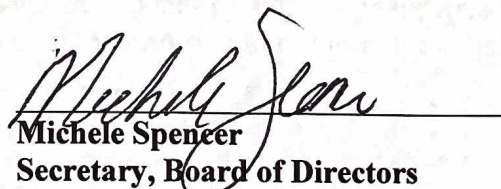
  
**Josh Sitzer**  
**President, Board of Directors**

#### **CERTIFICATION**

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of the Roanoke Homes Association; and
2. That the foregoing constitutes a Resolution of the Board of said corporation, as duly adopted at a meeting of the Board of Directors thereof, held on the 8 day of January, 2020.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of said corporation, this 20 day of February, 2020.

  
**Michele Spencer**  
**Secretary, Board of Directors**