

EXHIBIT "A"

**PROPOSED AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF
RIVERVIEW SOUTH CONDOMINIUM ASSOCIATION**

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

XV. GENERAL CONDITION, COVENANTS AND RESTRICTIONS

(4) Leasing or Sale of Unit; Right of First Refusal.

Condominium unit owners may lease their apartments only in accordance with this paragraph. No unit may be leased within the first twelve months of ownership. No condominium unit shall be leased for a period less than sixty (60) consecutive days nor more than three hundred sixty-five (365) consecutive days. In all instances, the condominium unit owner, as Lessor, shall submit to the Board of Directors such reasonable information as the Board of Directors shall require about the Lessee prior to the time that a lease is signed on the condominium unit. If the Condominium Association shall, for any reason, disapprove and reject the proposed Lessee where approval is required, the unit owner shall not lease to such person or persons, but shall have the right to submit another bona fide Lessee for approval to the Condominium Association in the same manner. Should the Condominium Association again disapprove the proposed Lessee, the unit owner shall have the right to submit a third Lessee for approval together with the proposed lease. If the Condominium Association shall disapprove the third proposed bona fide Lessee, the Condominium Association must exercise the right to rent the condominium unit from the unit owner, upon the same terms and conditions as set forth in the lease presented with the third proposed Lessee, or else, failing to enter such lease within ten (10) days from submission of such third proposed Lessee, together with the proposed lease and reasonable information submitted therewith, ~~the third proposed Lessee shall be automatically approved.~~ If the Condominium Association leases the unit from the unit owner, it shall have the right to assign the rental right or to sub-lease to any party whom it may approve, and the unit owner shall honor such assignment, or sub-lease in the same manner as though the unit owner had assigned or subleased. Lessee shall, by written agreement executed simultaneously with any lease, agree to abide by all the rules and regulations of the Association. A violation of any rule by Lessee is tantamount to a violation by Lessor. The Association reserves the right to terminate any lease as owner's agent for such violation as may occur. Nothing herein shall be construed to prevent a Lessor from leasing his condominium unit to a Lessee for a period of time in excess of one (1) year, but before a Lessee shall occupy a leased condominium unit for an extended term beyond one year, the Board of Directors shall re-approve said Lessee's application for occupancy.

The remainder of the Article is unchanged.