

## I. LEASING POLICY

### Lease and lease documentation requirements:

The minimum lease term is 180 days.

A copy of all Association rules and regulations must be attached to the lease. (See also Declaration §4.4(i)).

All leases must be in writing and provide that they are subject in all respects to the governing documents of the association. (See also Declaration §4.4(i)).

At least thirty days after the start of each lease term, the Owner must provide the Association with:

- (1) a copy of the lease;
- (2) a fully-executed Tenant Information Form and Addendum provided by the Association; this form and the provisions it contains will be deemed an addendum to the lease;
- (3) owners must perform background checks on all potential residents over the age of 18, and must provide proof to the Association that the background checks have been performed; and
- (3) a check for the \$100,00 lease processing fee, made payable to the Courtyard at the Preserve Condominiums.

The owner is responsible for providing a tenant with the Rules and notifying the tenant of any changes therein. The lease must contain a provision showing that the lessee has read and will comply with all provisions of these Rules and other deed restrictions of the Association. Each lease must contain a provision noting that violations of the deed restrictions may result in termination of the lease and expulsion/eviction from the building.

### General requirements:

Advertising. No Unit Owner may advertise the lease of any Unit for a term of less than the minimum lease term (180 days). All advertisements for the lease of a Unit must clearly state that the minimum lease term required by this rule (or any longer term the Owner wishes to apply). Daily or weekly rates (or any rate less than monthly) may not be advertised. Fines may be assessed for any violation of this rule, regardless of whether the advertised Unit is actually leased for a period of less than the minimum lease term. Fines may be assessed in an amount determined by the board.

No renting rooms. No Unit may be subdivided for rent purposes, and not less than an entire Unit may be leased.

Owners responsible for tenants. All enforcement costs, including attorneys' fees, incurred by the association due to violations of a tenant or a tenant's guest, occupant or invitee may be assessed to the owner's account. Owners are responsible for all violations of their tenants, and their guests and invitees.

The board has authority to evict tenants of owners for violations of the governing documents of the Association (see also Declaration §4.4(g))