



CAMDEN C CONDOMINIUM ASSOCIATION, INC.

Effective August 24, 2009

Rules, Qualifications and Regulations for Rental of Condominium Units in the Event of Hardship or Practical Difficulties

Article XI, of the 1999 UCO Model Documents for Century Village, West Palm Beach, Amended Declaration of Condominium as amended on September 30, 2004 in Official Records Book 17573, Page 1738, of the Public Records of Palm Beach County:

Provided, however, each owner shall use such apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of apartments to others as a regular practice, for business speculative investment, or other similar purposes is not permitted. To meet special situations and to avoid undue hardship or practical difficulties the Board of Directors may grant permission to an owner to lease his or her apartment one time during the ownership of the apartment, to a specified lessee.

* * *

A Unit Owner requesting a hardship exception or alleging practical difficulties to support his/her request to rent their Unit shall be in good standing with the Association and continue to be in good standing with the Association for the period their unit is at rent. If the rental of a Unit is approved by the Board in its discretion, the Owner shall be required to provide the Association with an Addendum to the lease which allows the Association to collect rent from the Owner's tenant in the event the Owner is delinquent in the payment of assessments during the lease term.

The Board shall have the right, but not the obligation, to allow the rental of Units in cases of unusual hardship and practical difficulties, which circumstances may include:

- (a) the lengthy period of probate following the death of the Owner of an Unit;
- (b) the decision of an employer to relocate an Owner to another city in excess of 200 miles from the Condominium;
- (c) an illness or disability that prevents the Owner (s) from personally occupying the Unit;
- (d) the unit is listed "for sale" and the Owner has demonstrated a significant loss of income;
- (e) an Owner relocates out-of-state due to the illness of a family member or other family emergency.

No hardship or practical difficulties exception shall be granted to an Owner:

- (a) whose hardship or practical difficulty existed or was reasonably foreseeable at the time the Owner purchased the Unit; or
- (b) whose hardship or practical difficulty is a result of the Owner's failure to comply with the Association's governing documents.

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Sharon R. Back, CLERK & COMPTROLLER

If permission has been granted by the Board for a demonstrated hardship, such exception shall be for only one lease of the Unit and for a rental period not to exceed one year. All other provisions of the governing documents shall apply for the approval and lease of a Unit.

Exceptions authorized by the Board shall take precedence over the priority established pursuant to this Regulation and shall be subject to limitations, requirements and conditions as the Board in its complete discretion deems appropriate.

Passed by the Board of Directors and adopted August 24, 2009

IN WITNESS WHEREOF, on behalf and at the direction of the Board of Directors of the Camden C Condominium Association, Inc., the undersigned has set his hand and seal on the date first above written.

CAMDEN C CONDOMINIUM ASSOCIATION, INC.

BY:

JOHN GRAGG, President

Attest: *John Gragg*

Signature

Printed Name

Title

