

Amendment "A"

USE RESTRICTIONS

Leases. No Lot shall be used for transient or hotel purposes, nor shall an Owner enter into a lease for less than the entire Lot, including improvements. No Lot shall be leased for a period of less than six (6) months; and periods of less than six (6) months in duration shall be conclusively considered to be for transient or hotel purposes. Leases may not be assigned and no Lot may be subleased. All leases must be in writing, shall in all respects be subject to and in compliance with the provisions of the Declaration and the Community Documents, and shall expressly provide that a violation of any provision of the Community Documents shall be a default under such lease requiring the Owner to terminate the lease or to bring summary proceedings to evict the Lessees. Any Owner who leases a Lot shall deliver to the Lessees, prior to the start of the tenancy, a copy of the Community Documents. Upon request by the Association, each Owner shall deliver to the Association, a fully executed Lessee registration form, as may be established by the Board, a copy of the lease agreement, a signed acknowledgment that a copy of the Community Documents have been delivered to the Lessees, and a paperwork processing fee as may be established by the Board. The Board has the right to exclude any person, other than an Owner, who attempts to occupy a Lot or any portion thereof, who has not complied with the foregoing, or who attempts to holdover. The Board shall also be empowered to adopt leasing rules. Owners may apply for a hearing before the Board for temporary or special variances to this Section in case of hardship. Variances to this Section will be granted in the sole discretion of the Board of Directors.