

## **Emerald Pointe Condominium Association**

### **POLICY ON LEASING OF CONDOMINIUM UNITS**

1. A co-owner may lease a unit for the purpose set forth in Article VI, Section 3.
2. The co-owner must submit the exact lease form to the Management Company at least ten (10) days prior to presenting the lease form to a potential lessee, so it may be reviewed for compliance with the condominium documents.
3. Leases must expressly state that tenants must comply with all Condominium Documents including the Rules and Regulations.
4. Co-owners will be notified of violations by tenants and will have fifteen (15) days to correct the violation. The co-owner must then notify the Management Company of the corrective action taken.
5. Violations not corrected may result in eviction of the tenant and/or money damages payable to the Condominium Association and/or request for injunctive relief.
6. When a co-owner of a leased unit is in arrears in paying assessments and/or fees, after notification, the tenant shall deduct the arrearage from the rental payment and forward such funds to the Association through the Management Company.
7. Co-owners who lease must adhere strictly to the provisions of Article VI, Section 3 of the Bylaws "Leasing and Rental" plus all provisions of the Condominium Documents.

Policy approved by the Board: 03/11/02

Policy effective: Immediately