

RIVER OAKS CONDOMINIUM ASSOCIATION, INC.
LEASING RULES

According to the River Oaks Condominium Association, Inc., By-Laws, Article X, Section 2:

No portion of a Unit (other than the entire unit) shall be rented, and no transient tenants may be accommodated therein. Any Owner of any Condominium Unit who shall lease such Unit shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Board of Directors. Any such lease shall contain a provision to the effect that the rights of the tenant to use and occupy the Condominium Unit shall be subject and subordinate in all respects to the provisions of the Declaration and these By-Laws and to such other reasonable rules and regulations relating to the use of the common elements, or other "house rules", as the Board of Directors may from time to time promulgate. No Unit may be leased or rented for less than thirty (30) days. A copy of the Declaration and these By-Laws and any other "house rules" shall be retained in the leased Condominium Unit.

In conjunction with the aforesaid provision, the River Oaks Condominium Association, Inc. has adopted the following Rules and Regulations, which apply to the leasing of Units in River Oaks Condominium.

1. All Leases must be filed with the Property Management Office on or before the beginning of the Lease Term for a Unit in River Oaks Condominium.
2. In addition to the Lease, all Unit Owners and Tenants must execute an "Addendum" in a form acceptable to the Board of Directors of River Oaks Condominium Association, Inc., which shall require compliance with River Oaks Documents Declaration, By-Laws, and all rules and regulations (collectively the "River Oaks Documents").
3. If a Tenant/Unit Owner violates the River Oaks Documents, it shall be a default upon the Lease. Also Tenants, as well as the Unit Owner, shall be liable for all violations of the River Oaks Documents during the Lease Term and subject to a hearing and fining by River Oaks Condominium Association, Inc.
4. Tenants shall obtain and keep in full force and effect a renter's insurance policy on the Unit and its contents in a minimum amount designated by the Board of Directors. River Oaks Condominium Association, Inc. shall be named as a co-insured. A copy of the Insurance Declaration sheet for the Unit with the required limits for the Lease Term shall be submitted with the Lease and Lease Addendum. The Association must be notified at least 30 days in advance of any termination of the insurance.
5. **Effective Date.** The Rules and Regulations set forth in this policy are effective as of the 15th day of August, 2009.

Board Member	<i>M. H. H.</i>	<i>Joseph R. Kellb.</i>
Board Member	<i>J. A. Dupont</i>	<i>J. A. DUPONT</i>
Board Member	<i>Beverly S. Wright</i>	<i>Beverly S. Wright</i>
Board Member	<i>Shelly A. Kemeza</i>	<i>Shelly A. Kemeza</i>
Board Member	<i>Alicia L. Smollon</i>	<i>Alicia L. Smollon</i>