

ADDENDUM TO LEASING RULES AND REGULATIONS FOR ROYAL COURT CONDOMINIUM ASSOCIATION

1. Any Unit Owner whose Unit is leased as of the effective date of this Amendment shall submit a copy of the lease currently in effect to the Board of Directors or the Association Manager within thirty (30) days of the recordation of this Amendment, along with a list of all occupants of the Unit.
2. Except for the period of time in which a Unit is being repaired and/or rebuilt due to a human or natural disaster, existing approved rental units that remain unleased for a period exceeding ninety (90) days, shall be considered owner occupied units and shall no longer be considered an existing approved unit and shall be restricted to all of the rental provisions in this amendment.
3. Any Unit Owner intending to lease the Unit shall submit a written request to the Board of Directors indicating the Unit Owner's intent to lease the Unit.
4. The Unit shall not be leased until the Board of Directors responds with written permission to lease the Unit.
5. The Board of Directors shall respond within fifteen (15) days of the written request of the Unit Owner. Permission will be based solely on the number of Units leased at the time of application and other applicable provisions contained in the Declaration and all Amendments thereto.
6. If the maximum number of Units are leased at the time of the request, the Unit Owner will be placed on a waiting list and will be notified when a leasing slot is available.
7. Upon being notified of an available slot, the Unit Owner will then have ninety (90) days to enter into a lease.
8. Thereafter, the Unit Owner will forfeit his position and, if the Unit Owner wishes to remain on the list, he shall submit a written request to the Board of Directors

9. Any Unit Owner who leases his Unit shall provide to the tenant, at the Unit Owner's expense, a copy of the Association's Declaration, Bylaws and Rules and Regulations and shall have the tenant execute a Lease Addendum which requires the tenant to comply with the covenants, conditions and restrictions contained in those documents.
10. Within five (5) working days after acceptance of a leasing agreement, the Unit Owner shall submit a copy of the lease to the Board of Directors or the Association Manager, along with a list of all occupants of the Unit.
11. The Board of Directors or the Association Manager shall be notified in writing two (2) business days prior to the move-in/move-out date, by either the tenant or the Unit Owner.

Signed: Dennis Dugay Date 11/5/10

Royal Court Condominium Association Board President