

MORNINGSIDE TOWNS COMMUNITY ASSOCIATION

Notice of Intent to Lease

In accordance with the amendment to Article IX of the Declaration for the Association, that was recorded on 08/17/2017, pertaining to "Leasing Permits", "Any owner who desires to lease such Owner's Lot may do so only if the Owner has applied for and received from the Board of Directors either a 'Leasing Permit' or a 'Hardship Leasing Permit'.

THEREFORE: Pursuant to this amendment:

- (a) Notice: At least 7 days prior to entering into the lease of a Lot, the Owner shall provide a copy of the proposed lease agreement to the Board.
- (b) Form of Lease: The Board may approve or disapprove the form of said lease. If the lease is disapproved, the Board shall notify the Owner of the requisite action to be taken in order to bring the lease in compliance with the Declaration and any rules and regulations adopted pursuant thereto.
- (c) General: Lots may be leased only in their entirety. No fraction or portion of a Lot may be leased. There shall be no subleasing of Lots or assignment of leases without prior written Board approval. All Leases shall be for a period of at least one (1) year unless otherwise approved in writing by the Board. Transient occupancy is prohibited. The Lot Owner must provide the lessee copies of the Declaration, Bylaws, and Association rules and regulations.

The Lease Agreement must contain the complete name(s) and contact information for each tenant and must include the following language:

"We/I the tenant(s) agree to be subject to the terms and conditions of the Association's governing documents, rules and regulations. We/I understand that failure to comply will result in applicable fine(s) to be levied due and payable in full to the Association within ten (10) days of such assessment. We/I also understand that repeated failure to comply with any aspect of said Association governing documents may result in termination of this lease."

Enclosed you will find a copy of the Declaration of Protective Covenants, Conditions and Restrictions and Easements for Morningside Towns. Please review this document to ensure compliance with all leasing requirements and provisions.

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| Property Owner(s): | (Please Print) |
| Property Address: | |
| Lessee: | |
| Lessee Phone Number: | |

The above Property Owner(s) agree to submit to the HOA Board a new 'Notice of Intent to Lease' for each occurrence of proposal to lease this or any other property owned by same in Morningside Towns. Said 'notice' shall be subject to the prevailing rules and restrictions regarding rental property at the time of request.

Owner(s): _____ Date: ____/____/20____
Signature

Contact Address: _____

Day Phone: ____/____ Emergency Phone: ____/____

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| For Office Use: ____ Approved _____ Officer Signature ____ Disapproved (See attached support documentation) | Morningside Towns Community Association |
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