

**HILLS AT LAKE EDEN
HOMEOWNERS ASSOCIATION, INC.**

RULES AND REGULATIONS

In order to enable owners and their guests to occupy, enjoy and appreciate association living, the Board of Directors has adopted the following Rules and Regulations. In living as neighbors, all of us not only have certain rights, but also obligations to other owners. The restrictions we impose upon ourselves are for our mutual benefit and to protect the health, safety and well being of all.

The Rules and Regulations are in accordance with the Declaration of Covenants, Conditions and Restrictions for the Hills at Lake Eden and the By-Laws of Community which authorizes the Board of Directors of the Association to make or amend regulations concerning the use of the property and the common facilities. These Rules and Regulations are also in accordance with Federal, State, County and Town laws relating to health, safety, sanitation, police and similar matters. The Board of Directors shall have full power and authority to enforce these rules. It is recommended that you take the time to familiarize yourselves with the Association's Documents, as well as the Rules.

These rules are not intended to be all-inclusive. Objectionable or offensive behavior as determined by the Board of Directors which affects the health, safety or general well being of the community or its residents is not permissible even if it is not specifically covered in these Rules and Regulations.

RENTAL OF UNITS

1. All rentals of units by owners shall be subject to the approval of the Board of Directors through the Management Company and shall be documented by written leases and a copy of such lease shall be delivered by the owner to the secretary of the Association or his designee showing, among other things, the address of the unit, the name(s) of all tenants who will be occupying the unit, the date of commencement and the term. In addition, the owner shall provide to the secretary of the Association or his designee the telephone number(s) of the tenants, the number and vehicle registration plates of the tenants.
2. No unit may be rented for a term of less than thirty (30) days and not more than three (3) leases may be executed for any unit during any twelve (12) month period based on the date of commencement of the lease.
3. The Board of Directors shall have the right to require an interview of a prospective renter by the Management Company and/or to require a background check of the prospective tenant(s) prior to the execution of a lease. Any cost associated with the same shall be the sole financial responsibility of the owner or leasee.
4. The owner of a unit which is rented shall provide the tenant(s) with a copy of the Declaration of Covenants, Conditions and Restrictions (Condo Documents) and a copy of the Rules and Regulations of the Association.
5. The owners of the unit shall be responsible for any breach of the Declaration or of the Rules by the tenant(s).