

Hunter's Reserve Condominium Association

Leasing of Units

All leases must be written and include the lease addendum form approved by the Association, and the Association shall be notified in writing by the Unit Owners that a lease has been entered into in respect to the Owner's Unit within ten (10) days of execution of a lease and a copy of the executed lease and addendum shall be furnished to the Association within such ten (10) day period. Units may not be leased for a term of less than seven (7) months. The lease of a unit shall not discharge the owner thereof from compliance with any of his obligations and duties as a Unit Owner. All of the provisions of this Declaration, the Articles of Incorporation and By-Laws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person or corporation occupying a unit as a tenant to the same extent as against a Unit Owner, and a covenant upon the part of each such tenant to abide by the Rules and Regulations of the Association and the terms and provisions of the Declaration, Articles of Incorporation and By-Laws, and designating the Association as the Unit Owner's agent for the purpose of and with the authority to terminate any such lease agreement and evict such tenant at the expense of the Unit Owner in the event of violation by the tenant of such covenant, shall be an essential element of any such lease or tenant agreement, whether specifically expressed in such and agreement or not.