

G. Rentals

1. The Board of Directors herein defines “transient tenant” for the purpose of these Rules and Regulations as a tenant who rents a unit for less than one year. As stated in Article VIII, Section 1.e, no transient tenant will be permitted except in the case of first mortgagees who take ownership through foreclosure.
2. All rentals shall be covered by a standard written lease, incorporating Walnut Beach Condominium BY-LAWS ARTICLE III, Section 3; Article VIII, Uses of Property; and Schedule 1, Rules and Regulations. A copy of the above By-laws and Rules and Regulations shall be provided to the tenant by the owner; and by the acceptance of the lease the tenant must agree to be bound by such By-laws and Rules and Regulations. The Board of Director will make available copies of the lease and/or the pertinent By-laws and Rules and Regulations to all unit owners renting their units.
3. All prospective tenants of Rental Units must appear together with their respective Unit Owner Landlord or agent, before a special meeting of the Board of Directors to be held at least two weeks prior to the tenants occupancy of the unit. This purpose of this meeting is twofold:
 - a) To explain the portions of the Rules and Regulations and By-laws affecting Rentals to the prospective tenant and officially submit copies of same to him/her.
 - b) Upon completion of signing, the original lease will be given to the Unit Owner who will make two copies of same and distribute them before the new tenants occupancy as follows:
 - 1) 1 copy to new tenant
 - 2) 1 copy to Board of Directors
 - 3) Original to the Unit Owner

All unit owners who will be renewing leases with their present tenant will be required to submit a copy of the renewal lease to the Board of Directors prior to the effective date of that lease. The renewal Management Fee of \$300.00 per year must be paid in total within 30 days from the effective date of the renewal lease.

4. Tenants shall not be permitted to keep, harbor or maintain any dog, cat, animal or pet in or about the rented unit.
5. Any person(s) occupying a unit other than the unit owner of record shall be considered a tenant.

6. **Applicability:** The above Rental rules shall apply to all tenants taking occupancy on or after the effective date of January 10, 1978, except as noted herein. First mortgagees who take ownership of a unit through foreclosure shall be exempted from the above Rule 1.

7. **Management Fee:** A management fee of \$300.00 a year will be charged to all unit owners renting their units, effective December 1, 1987. This annual fee will be due within 30 days from the beginning of a new lease or renewal of an existing lease. Unit Owners may at their own option pay the Management Fee to the Association at the special meeting of the Board of Directors required by item 3 above.

8. There shall not be more than eleven (11) rental units at any one period of time, effective December 1, 1987, except for those owning units prior to January 1, 1986. Unit owners who have purchased units after January 1, 1986 will not be permitted to rent out their units if the total amount of rental units at the time of the propose rental will exceed eleven (11).

9. Only those people whose names appear on a new or renewal lease will be permitted to rent that unit. No rental unit may be sublet. In the event a new or renewal lease is broken, the unit cannot be re-rented until the expiration of that lease, and the management fee for the unexpired portion of the lease will be forfeited by the Unit Owner.

10. No more than two (2) persons will be permitted to rent a one bedroom unit, and no more than four (4) persons a two bedroom unit. This is in accordance with Article X, Section 2 of the Declaration of Condominium, Beach Development Corporation, which states that each unit shall be permanently occupied by no more than two (2) persons per bedroom as a residence effective as of January 10, 1978.