

CONGRESSIONAL VILLAGE AT THE LEGENDS RULES AND REGULATIONS ADDENDUM C

The following mechanism has been established in keeping with the regulations outlined in the *Congressional Village at the Legends Condominium Association's* documents known as the Declaration, and the Rules and Regulations. This addendum to the Rules and Regulations Code, defines the operating policy regarding Rentals.

UNIT RENTAL POLICY AND PROCEDURE

It is assumed that the Condominium Owners want and expect voluntary compliance to the Rules. Non-Compliance will be subject to the Rule Violation Process and the Fine Policy.

1. All leases and renewals must be pre-approved by the Council.

- 1.1. *Pre-approval is defined as "prior to the signing of a lease by the tenant or occupying the Unit".*
- 1.1. *All Owners who are renting two or more Units must show proof of compliance with Town of Middletown Rental License.*
- 1.2. *Town of Middletown has an ordinance that requires a rental inspection prior to entering into a rental agreement. Unit Owner, not the Council, is responsible for compliance. Council must be notified when such takes place, as it requires Property Manager or member to be presented.*

2. The total number of rental units will be limited to 19 units.

- 2.1. *The Property Manager or Council Contact will keep a "waiting to rent" list.*
- 2.2. *If a unit is not rented for 6 months, it will be moved from their current order on the rental list to the end of the list.*

3. Units' delinquent in assessment payments will not be approved for rental.

- 3.1. *In the event the Unit Owner does not take responsibility for correction of a rule violation, or becomes delinquent in paying their Condo fees, the Council has the power and right to correct the situation by dealing directly with the tenant of the Unit, as outlined in the Delaware Unified Community Act 2008.***
 - 3.2. *Collection of monies owed to the Association may be obtained by having the monthly rental paid to the Property Manager or the Council Contact, until such time the debt is cleared.***
- 4. All leases must be for a minimum of 1 year (12 months), and follow guidelines for Delaware Landlord Tenant Code.**
- 5. Lease must have a required acknowledgement of acceptance and agreement to comply with the *Condominium Documents*.**
 - 5.1. *Signed receipt acknowledges the receiving of the documents and is to be returned to the Property Manager.***
- 6. Lease to state NO Pets, Satellite Dishes, Open flame Grills, Fire pits, Torches, and Hot Tubs allowed.**
- 7. Council is required to have a *current* key to the Unit at all times.**
- 8. Tenant rule violations are the responsibility of the Unit Owner.**
 - 8.1. *Fines will be charged to the Unit Owner.***
- 9. It is the responsibility of the Unit Owner to keep the Current Tenant contact information up to date with the Property Manager.**

Rules and Regulations Addendum C, was approved and adopted by the Homeowners Association Council, September 24, 2008, and becomes effective December 1, 2008.