

Wright's Mill Property Owners Association, Inc.
Rules and Regulations For Leasing of Property

In order to preserve the integrity and safety of the residents of and property values in Wright's Mill, the Board of Directors, pursuant to Articles IV and XII of the covenants, has unanimously approved the following rules and regulations pertaining to leasing of property within the subdivision. These rules shall take effect immediately.

STRICT ADHERENCE TO THESE RULES IS MANDATORY.

1. The lease must be approved by the Board of Directors and submitted for approval a minimum of 30 days prior to the intended occupation of the property. In addition, a \$500 non-refundable fee must be included with the lease submission, as the Board of Directors reserves the right to have the document reviewed by appropriate legal counsel.
2. The lease must cover the entire dwelling and all improvements on the lot.
3. Lease term must be for a minimum of 6 months.
4. Leasing of property shall be restricted to a single family.
5. A copy of the proposed lease, along with the full name, address, telephone number and place of employment of lessee must be delivered to the Secretary of the Association. Lessee shall also provide the name, age, and relationship to lessee of every person the lessee intends to occupy the leased property.
6. The lot owner and lessee must sign a statement indicating that the lessee has been provided with a copy of these rules and regulations and the Wright's Mill covenants, that the lessee shall adhere to the rules and regulations and covenants and the lessor and lessee shall be responsible for any damages arising out of the lease.
7. Lot Owner must notify Secretary of Board of Directors upon termination of lease and vacation of premises by lessee. Notice must be received by Secretary not later than five days following termination of lease.
8. The owners if any lots which are under lease upon the effective date of these rules must within five days of receipt of these rules provide the Secretary with a copy of the lease and information set forth in paragraph 6 and must also comply with all other provisions of these rules.
9. Any lot owner who fails to comply with these rules and who continues to be out of compliance for ten days following receipt of Notice of Non-Compliance shall be subject to a 100.00 per day fine until the violation is removed. This fine shall be a continuing lien upon and against the lot, binding upon such lot and continuing personal obligation of the lot owner, which shall not be extinguished or diminished by any transfer or conveyance of the lot. The lot owner shall also be liable for all costs of collection, including reasonable attorney fees.
10. In addition to the fine and continuing lien therefore set forth in paragraph IX above the Board of Directors shall have the authority to enforce these rules in accordance with Article XIV of the covenants.
11. Each lease shall contain, or shall be deemed to contain a provision to the effect that all lessee rights to use and occupy the dwelling shall be subject and subordinate in all respects to the Bylaws and Covenants of Wright's Mill and other reasonable Neighborhood Rules as the Board of Directors from time to time may duly adopt and promulgate among the Members. The lease shall further provide, or shall be deemed to provide that any failure by the lessee to comply with any of the same shall be a default under the lease agreement.
12. Time is of the essence in the compliance and enforcement of these rules.