

USE RESTRICTIONS

Section 1. Leases. Any Member and Owner may lease his townhome, or lot, subject to the following restrictions:

(a) Every proposed lease must be submitted to the Board of Directors for review and approval at least ten (10) days before the proposed lease term begins.

(b) Each member and Owner may execute one (1) lease agreement two (2) times in a calendar year, said leases to be of terms not less than two (2) consecutive months.

(c) The occupants of a leased townhome or lot are restricted as follows:

- (1) A three (3) bedroom townhome or lot shall be occupied by no more than six (6) persons;
- (2) A two (2) bedroom townhome or lot shall be occupied by no more than four (4) persons
- (3) The occupants shall not be permitted to have any pet
- (4) No occupant shall be allowed under sixteen (16) years of age.

Section 2. Sales or Conveyances. It shall be the responsibility of any Member or Owner desiring to sell or convey his Townhome or lot to comply with following rules formulated to protect the interests of the Association in maintaining a harmonious relationship in the community.

(a) The Member and Owner shall notify the Secretary of the Association of his intent to sell, specifying the bona fide purchase offer; the Board of Directors shall have fifteen (15) days from the receipt of the notification to exercise a first right of refusal upon the purchase of the Townhome or lot at the purchase offer price; if the Board has not exercised this right within the fifteen (15) day period or refused the right then the Member and Owner shall have the right to sell to the proposed purchaser, provided, however, that the requirements of Section 2 (b) have been met;

(b) The Member and Owner shall provide the Secretary with biographical information of the proposed purchaser and the Board of directors shall review and approve the said proposed purchaser; the Secretary shall issue a letter of approval or disapproval within fifteen (15) days of the receipt of the information.