

**THE AMBERLEA AT SOUTH RIDING CONDOMINIUM UNIT OWNERS
ASSOCIATION
REGULATORY RESOLUTION No. 2018-03
(Leasing of Units)**

WHEREAS, Section 55-79.53 of the Virginia Condominium Act, Code of Virginia (1950, as amended) ("Act") and Article 9, Section 9.1 of the Bylaws ("Bylaws") of The Amberlea at South Riding Condominium Unit Owners Association ("Association") charge all owners and all those entitled to occupy a Unit with compliance with the Declaration for The Amberlea at South Riding Condominium ("Declaration") and Bylaws of the Association, as well as any duly promulgated rules and regulations; and

WHEREAS, Article 4, Section 4.4(b) of the Declaration and Article 3, Section 3.1(f) of the Bylaws grants the authority to the Board of Directors ("Board") to adopt and amend any rules and regulations restricting and regulating the use and enjoyment of the property or any portion thereof and the actions of the owners and occupants affecting the property, as long as they are not inconsistent with the provisions of the Condominium Act, Association's Declaration, Bylaws and Board-adopted rules and regulations ("Governing Documents"); and

WHEREAS, Article 5, Section 5.8(b) of the Bylaws provides that the dwellings shall be occupied and used in compliance with the rules and regulations adopted by the Board; and

WHEREAS, Article 5, Section 5.8(a)(6) of the Bylaws provides that no Unit shall be used or occupied for (i) transient or hotel purposes or (ii) in any event for an initial period of less than six (6) months; and

WHEREAS, Article 5, Section 5.8(a)(6) of the Bylaws provides that in its sole and absolute discretion, the Board of Directors shall determine whether a Unit may be leased, and no Unit Owner shall lease a Unit without prior written consent of the Board; and

WHEREAS, Article 5, Section 5.8(a)(6) of the Bylaws states that the Board shall be permitted to withhold its consent to the leasing of any Unit if, at the time of the request for approval is received from a Unit Owner, more than 15% of the total number of Units are occupied by residents who are not the owner of the Unit they occupy; and

WHEREAS, Article 5, Section 5.8(a)(6) of the Bylaws provides that in determining whether to consent to the leasing of a unit, the Board shall consider, without limitation, the following facts: (a) proposed term of the lease; (b) number of times the unit has been leased previously; and (c) whether the request is for a new lease or the extension of any existing lease; and

WHEREAS, Article 5, Section 5.8(a)(6) of the Bylaws states that no Unit Owner shall lease a Unit other than on a written form of lease, incorporating certain elements, and that the Board may suggest or require a standard form of lease; and

WHEREAS, Article 5, Section 5.8(a)(6) of the Bylaws requires Unit Owners to provide copies of their leases to the Association; and

WHEREAS, Article 5, Section 5.8(a)(6) imposes a requirement that all leases for a Unit mandate that the tenant pay the Association an "Association Deposit" equal to two months' rent, which shall be used to cure any default or satisfy any charges imposed due to a...by the tenant under the Condominium Instruments; and

WHEREAS, Article 5, Section 5.8(a)(3) of the Bylaws states that no improper, offensive or unlawful use shall be made of the Property or any part thereof; and

WHEREAS, Section 55-79.80:2 of the Act and Article 9, Section 9.1(g) of the Bylaws allows the Board to levy reasonable charges against Unit Owners for violations of the Governing Documents after notice, reasonable opportunity to cure and opportunity to be heard have been offered; and

WHEREAS, Article 4, Section 4.4(d) of the Declaration grant the Board of Directors the right to suspend the right to use Common Facilities for failure to comply with the Legal Documents; and

WHEREAS, the Board of Directors has determined that it is necessary to establish and clarify rules and procedures for the leasing of dwellings to ensure that all tenants comply with the Condominium Instruments and to ensure that the Association has an adequate remedy for enforcing tenant compliance with the Condominium Instruments.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board, by the Condominium Act, the Condominium Instruments and this Resolution establishes the following rules, regulations and enforcement procedures with regard to unit rentals.

I. Application to Lease

- A. No unit owner shall lease a unit, re-lease a unit, or extend a current lease without the prior written consent of the Board of Directors.
- B. Prior to leasing, re-leasing or extending a current lease, a written request must be submitted to the Board of Directors at least forty-five (45) days prior to the leasing of a unit or extension of a current lease.
- C. A copy of the intended lease to be used in leasing the premises, must be submitted to the Board of Directors with the written request to lease, re-lease or extend a current lease.
- D. The written request to lease, re-lease or extend a current lease, and a copy of the intended lease to be used in leasing the premises, shall be submitted to the Association's management company.

The Condominium's management company ("Management") shall maintain a list of all units currently leased or rented. The list shall include the unit number, the name and contact information of the unit owner, the name and contact information of the tenant(s), the lease term, and the date the lease began.

II. Restrictions on the Leasing of Units

- A. The Board shall determine, in its sole and absolute discretion, whether a unit may be leased, re-leased to a new tenant, or subject to extension of existing leasing. The Board of Directors shall be permitted, among other reasons, to withhold consent to the leasing, re-leasing, or extensions of existing leasing of any unit if, at the time a request for approval is received from a Unit Owner, more than fifteen percent of the total number of units are occupied by residents who are not the owner of the unit they occupy. The Association shall, excepting hardship circumstances described herein or if a request to lease pertains to an extension of existing leasing or a re-lease to a new tenant both of which must be submitted no later than forty-five (45) days before the expiration of the prior lease or lease term, deny any request to lease a unit, if leasing of the unit shall result in leasing of thirty-five percent (35%) of the total units within the Condominium or a Unit is otherwise in violation of the Condominium Instruments, including the requirements to pay assessments. Upon receipt of a written request to lease from a unit owner, Management shall review the Association's records regarding the total leased percentage for the Condominium and provide a written response, denying any request to lease if the leasing exceeds the 35% maximum described above or the Unit is deemed in violation of the Condominium Instruments, and does not pertain to an extension or re-leasing. If a Unit Owner submits a timely (within no less than forty-five (45) days before expiration of the existing/prior lease) and complete request to re-lease to a new tenant (previously approved to lease with prior tenant) or extend a previously approved lease with the same tenant, Management shall notify the Unit Owner, in writing, that he or she is approved to re-lease to a new tenant or extend the existing lease, unless the Unit Owner/Unit is not otherwise in compliance with the terms of the Condominium Instruments, in which case the request shall be denied with written notification to the Unit Owner. A failure of the Association to respond to a request to lease, shall not be deemed a waiver of a unit owner's required compliance to obtain the Board's written consent to lease.

If the unit owner is denied leasing due to the 35% maximum, Management shall notify the requesting unit owner that the Unit Owner shall be placed on a Waiting List.

Unit Owners previously approved to lease must submit a complete request to re-lease to a new tenant or extend the current lease, no less than forty-five (45) days before expiration of the existing lease, in order to avoid a denial to lease based on the 35% maximum. Any such timely and complete request shall be approved, regardless of the total Condominium leased percentage and may only be denied based upon a violation of the Condominium Instruments. A request to re-lease or extend a lease shall be deemed a new request to lease, subject to the 35% maximum, after the forty-five (45) days period.

- B. Upon issuance of notice to a Unit Owner, that the desired leasing shall result in a violation of 35% maximum leased percentage, Management shall place the related Unit Owner on a Waiting List to lease. Unit Owners may lease a Unit on the Waiting List once the number of rentals within the Condominium is below the 35% maximum and upon the approval of the Board, based on chronological order of their placement on the Waiting List, with the Unit Owner with the longest period on the Waiting List having highest priority right to lease their Unit.
- C. When a lease opportunity becomes available, the first eligible Unit Owner on the Waiting List who is eligible to lease shall be notified by Management, in writing, of the opening and shall have ten (10) days to confirm, in writing directed to Management, his or her intention to lease the Unit, provided the Unit/Unit Owner is not in violation of the Condominium Instruments. Thereafter, if the Unit Owner requests such, the Board shall review the request to lease and make a determination on the same. If approved to lease, the Unit Owner shall have ninety (90) days to lease the Unit and submit a lease conforming to this Resolution and Bylaws to Management. Failure to submit written confirmation of the Unit Owner's intent to lease his or her Unit may, in the Board's discretion, result in the Unit Owner's forfeiture of his or her rights to request to lease the Unit based on priority on the Waiting List, which shall result in the Unit automatically being removed from the Waiting List.
- D. In determining whether to consent to the leasing of a unit, the Board shall consider, among other things and without limitation, the following facts: (a) proposed term of the lease; (b) the number of times the unit has been leased previously; (c) whether the request is for a new lease or the extension of an existing lease, and (d) prior instances of tenant misconduct or other violations related to the Unit in the past 24 months. The Board shall not approve a unit to be leased if the unit owner/unit is in violation of the Condominium Instruments.
- E. Once a Unit Owner is advised by Management that the Unit Owner has been placed on the Waiting List, the Unit Owner may request a hearing before the Board to establish that the Board should exercise its discretion to grant an exception and permit the Unit Owner to lease their Unit due to Economic Hardship. "Economic Hardship" is when a Unit Owner is able to demonstrate: (1) that they have attempted to sell his or her Unit at a competitive market rate for more than six (6) consecutive months without any ratified sales contracts; or (2) that his or her work has caused such person to be permanently relocated more than One Hundred Twenty (120) miles from the Condominium with less than six (6) months advanced notice, as evidenced by formal and official documentation issued by the employer which can be verified by the Association; or (3) such person's work has temporarily reassigned such person to work more than One Hundred Twenty (120) miles from the Condominium for a period of one year or more, as evidenced by formal and official documentation issued by the employer which can be verified by the Association; or (4) that the former Unit Owner wishes to rent his or her Unit from a contract purchaser to extend no longer than ninety (90) days from the date of conveyance to said purchaser; or (5) such other conditions that the Board, in its sole and reasonable discretion, determines to be an unavoidable and significant economic hardship of the Unit Owner which cannot

be reasonably remedied other than by the rental of the Unit Owner's Unit. If a hearing is requested related to an Economic Hardship, Management shall set a hearing at the next regularly-scheduled meeting of the Board. At the hearing, the Board of Directors shall provide the Unit Owner with a reasonable amount of time to present any and all evidence of Economic Hardship.

- F. No unit shall be leased for an initial period of less than six (6) months.
- G. No portion of any dwelling, other than the entire dwelling, shall be leased for any period.
- H. All leases must be accompanied with a duly executed Lease Addendum (Exhibit A). No Unit Owner shall lease a unit other than on a written form of lease: (i) requiring the lessee to comply with Condominium instruments and rules and regulations; (ii) providing that failure of the lessee to comply constitutes a default under the lease; and (iii) providing that the Board has the power to terminate the lease or to bring summary proceedings to evict the tenant in the name of the lessor after forty-five (45) days prior written notice to the Unit Owner, in the event of a default by the tenant in the performance of the lease; and (iv) certifying that the tenant has received a copy of the Association governing documents, rules and regulations discussed herein and agrees to abide by them.
- I. Any lease must conform fully to applicable local laws and ordinances.
- J. No improper, offensive or unlawful use shall be made of the Property or any part thereof, and all valid laws and regulations of all governmental agencies having jurisdiction thereof shall be observed.
- K. No unit shall be used or occupied for revolving, transient, boarding house, or hotel purposes. Such restriction prohibits short-term/transient uses of a Unit, such as rentals through Airbnb.com and VBRO.com, which are online platforms advertising transient/daily rental of properties.
- L. In no event shall there be deemed to exist a landlord/tenant relationship between the Board and the tenant under any lease.
- M. The foregoing provisions, except the restriction against use occupancy for transient or hotel purposes, shall not apply to the Association or a Mortgagee in possession of a unit as a result of foreclosure, judicial sale or a proceeding in lieu of foreclosure.
- N. The Unit Owner must provide a copy of the Association's Declaration, Bylaws, Policy Resolutions and Rules and Regulations to the Tenant, prior to the Tenant taking possession of the Unit. All Tenants must be parties to the lease or otherwise identified in writing by the Unit Owner to Management.
- O. The Unit Owner must provide the Association with the names of all persons who shall occupy a Unit under a Lease.

- P. The Unit Owner must provide the Association with his or her off-site address, email and phone number for any period of time during which the Unit Owner does not occupy the Unit. The Unit Owner must update the Association of any changes in off-site address, email or phone number within ten (10) days of any change.
- Q. The Unit Owner shall be jointly and severally liable with the Tenant for any damage to the Common Elements of the Association, and any related costs, including actual attorney's fees incurred (whether or not a suit is actually commenced in court), caused by the act, omission, neglect or carelessness of Tenant or that of Tenant's family, guests, invitees, licensees, employees or agents.

III. Leasing Requirements

- A. Any approval granted by the Board shall apply only to the lease specified in the Unit Owner's request, and all subsequent leases pertaining to the unit shall be subject to independent review and approval by the Board.
- B. The Amberlea at South Riding Condominium Standard Lease Addendum (attached hereto) shall be made part of the lease and must be attached to the lease as Exhibit A.
- C. Any Unit Owner approved to lease based upon the Waiting List administration shall have ninety (90) days to enter into a conforming lease, as explained above and to remit to the Association the Association Deposit, which is equal to two months' of rent. Failure to execute a conforming lease within the ninety (90) days period shall result in forfeiture of the approval to lease and shall require the Unit Owner to submit a new request to lease to the Association, thereby resulting in the placement of the Unit Owner at the bottom of any Waiting List (and obtain approval of the same), if he or she wishes to lease the unit.
- D. Within ten (10) days of entry of the lease, the following documents must be provided to the Board of Directors.
 - 1. Copy of the executed Lease agreement
 - 2. Copy of the executed Lease Addendum
 - 3. Copy of all tenant's drivers licenses
- E. The Board of Directors must be notified of any termination of the lease at least fifteen (15) days prior thereto.

IV. Extending Current Lease Requirements

- A. Any approval granted by the Board shall apply only to the lease specified in the Unit Owner's request, and all subsequent extensions of a lease or any new leases pertaining to the unit shall be subject to independent review and approval by the Board, via compliance with the request to lease procedures described in Section I herein. While Unit Owners seeking extensions and re-leasing are permitted the opportunity to maintain their priority based on the total leased percentage of the Condominium, they must ensure that such

priority is maintained by appropriately and timely submitting a request to extend the existing lease or re-lease the Unit, within forty-five (45) days of the expiration of the existing/prior lease.

- B. The Board of Directors must be notified of any termination of the lease at least fifteen (15) days prior thereto.

V. Enforcement

- A. The failure of any owner who (i) leases their unit prior to obtaining the Board's written approval, or (ii) to comply with all portions of this Resolution, shall subject the Unit Owner to the imposition of monetary charges and/or a suit for injunctive relief, pursuant to Virginia law and the Condominium Instruments.
- B. The owner shall be held responsible for any charges or penalties incurred by or imposed as a result of the action or inaction of the owner's tenant and all such charges may become a lien against the property of the owner if unpaid.
- C. If the Association must initiate eviction proceedings against a tenant, the Association shall be entitled to recover its attorneys' fees and costs from either the owner or the tenant, both of whom shall be jointly and severally liable for all attorneys' fees and costs incurred by the Association.
- D. In the event that an approval to lease is granted to a Unit Owner, and it is later determined that such approval was granted based on false or incomplete information, the Board of Directors, may in its sole discretion determine that prior approval to be void and unenforceable.
- E. Any breach of the Condominium Instruments by the Tenant shall, upon fourteen (14) days advance notice, result in application of the Association Deposit to any charges imposed by the Association as a result of a default (such as monetary charges related to violations of the Condominium Instruments) or to cure any default. Upon application of all or any portion of the Association Deposit, the Tenant shall be required to fully replenish the Association Deposit with the Association, within ten days written notice from the Association, or otherwise be deemed in default under the terms of the lease.

VI. Other Remedies

- A. The Association may exercise any and all legal rights allowed under the Condominium or allowed by law, without any limitation.
- B. This Resolution shall not be construed to prevent the acting management company from exercising the same rights as held by the Board of Directors, at the Board's direction and as its agent, per the Governing Documents and current management contract.

- C. This Resolution shall not be construed to prevent the acting law firm from exercising the same rights as held by the Board of Directors, at the Board's direction and as its attorney, per the Governing Documents and current law firm contract.

This Resolution shall supersede any other previous Resolutions regarding the same and shall be effective as of the date of adoption

THE AMBERLEA AT SOUTH RIDING CONDOMINIUM UNIT OWNERS
ASSOCIATION


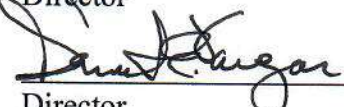



RESOLUTION No. 2018-03
(Amended January 11, 2017)

RESOLUTION ACTION RECORD


Pertaining to: Leasing Procedures

Duly adopted at a meeting of the Board of Directors held September 12, 2018

Motion by: Derys Kanteman Seconded by: Catherine

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u></u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u></u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u></u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u></u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u></u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:


Secretary

12 SEPTEMBER 2018
Date

THE AMBERLEA AT SOUTH RIDING CONDOMINIUM

STANDARD LEASE ADDENDUM

THIS LEASE ADDENDUM is made to the Lease ("Lease"), dated _____, between _____ ("Landlord"), and _____ ("Tenant").

WITNESSETH THAT:

In consideration of the mutual covenants, promises and agreements contained in the Lease and herein, the receipt and adequacy of which is hereby acknowledged, Landlord and Tenant(s) hereby agree as follows:

A. Association Documents and Rules and Regulations.

Tenant's right to use and occupy the Unit located at _____ ("Premises") shall be subject and subordinate in all respects to the provisions of the Declaration and Bylaws for The Amberlea at South Riding Condominium (collectively the "Association Documents"), and expressly incorporated herein by reference, and to such Rules and Regulations as may from time to time be adopted by the Board of Directors and expressly incorporated herein by reference. Tenant acknowledges receiving a copy of the Association Documents and the Rules and Regulations from the Landlord and acknowledges that The Amberlea at South Riding Condominium Unit Owners Association ("Association"), is an intended beneficiary of certain terms within this lease.

The Declaration, Bylaws, Policy Resolutions, Rules and Regulations are incorporated to and made a part of the Lease. This Lease will be deemed void if it does not comply with the Association's Lease Policy, Association Documents and Rules and Regulations.

B. Violations

1. Any violation of the provisions of the Association Documents or the Rules and Regulations shall constitute a default of the Lease. To correct any violations, the Association shall have the right to take enforcement action against the Landlord, the Tenant, or both, for injunctive relief, damages, or any other remedy available under law or equity.
2. Tenant shall have the opportunity to cure the violation within fourteen (14) days, sent via first class mail or shall be hand-delivered from the Association, to the Landlord and Tenant. If Tenant fails to cure the violation, then the Board of Directors has the power to terminate the lease or to bring summary proceedings to evict the Tenant in the name of the Lessor after forty-five (45) days prior written

notice to the Unit Owner, in the event of a default by the Tenant in the performance of the lease.

C. Rights Granted

The Tenant shall have a leasehold estate in the Premises for the specified lease term together with a license granting Tenant, for the lease term, Landlord's rights to use the Common Element amenities of the Association, provided that Tenant and Tenant's family, guests, invitees, licensees, employees and agents exercise such license in accordance with the provisions of the Association Documents and Rules and Regulations. The Landlord retains all membership rights and obligations in the Association including, without limitation, the right to vote and the obligation to pay assessments, excepting use of any Common Element recreational facilities

D. Indemnification

The Tenant shall defend, indemnify and hold harmless Landlord and the Association from and against any claim, injury or damages, direct or indirect, including reasonable attorney's fees, incurred as a result of Tenant's occupancy of the Premises or from any non-compliance by Tenant with the provisions of any of the Association Documents, Rules and Regulations, or any other covenant of the Lease.

E. Damage

The Tenant and the Landlord shall be jointly and severally liable to the Association for any damage to the Common Areas of the Association and any related costs, including reasonable attorney's fees incurred (whether or not a suit is actually commenced in court), caused by the act, omission, neglect or carelessness of Tenant or that of Tenant's family, guests, invitees, licensees, employees or agents.

F. Tenant's Covenants

Tenant further agrees that:

1. Tenant shall not make any material or structural alterations to the Premises without the Landlord's and Association's prior written consent.
2. Tenant shall comply with all building, zoning, and health codes and other applicable laws for the use of said leased premises.
3. Tenant shall not conduct on Premises any activity deemed by Landlord or Association in their or its sole discretion to be hazardous, a nuisance, or requiring an increase in fire or hazard insurance premiums.

G. Uses.

The Premises shall be used solely as a residential dwelling. Tenant shall not use or allow the Premises to be used for any disorderly or unlawful purposes or in any manner offensive to others and Tenant shall comply with all applicable laws and ordinances.

H. Insurance.

Tenant shall do nothing and permit nothing to be done on the Premises, which may contravene any fire or other insurance policy covering the Premises. If Tenant's use or occupancy of the Premises increases the premium on any fire or other insurance policy, Tenant and the Landlord shall be jointly and severally obligated to pay such increase.

I. Association Deposit and Remedies.

Upon execution of the Lease, the Tenant shall remit to the Association, an Association Deposit, equal to two months' worth of rent payments payable under the Lease. Said Association Deposit shall be held in escrow for the duration of the Lease. Any breach of the Condominium Instruments by the Tenant shall, upon fourteen (14) days advance notice, result in application of the Association Deposit to any charges imposed by the Association as a result of a violation of the Condominium Instruments (such as monetary charges related to violations of the Condominium Instruments) or to cure any default by the Tenant. Upon application of all or any portion of the Association Deposit, the Tenant shall be required to fully replenish the Association Deposit with the Association, within ten days of written notice from the Association, or otherwise be deemed in default under the terms of the Lease.

The remedies of the Association set forth herein are cumulative of all other remedies available to the Association pursuant to the Association Documents, Rules and Regulations and all applicable laws and are not the Association's sole remedies.

This Lease Addendum is attached to and becomes a part of the Lease. Items herein modify and supersede any conflicting provisions contained in the Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be duly executed on _____.

LANDLORD(S)

TENANT(S)

**AMBERLEA AT SOUTH RIDING
TENANT REGISTRATION FORM**

Lot Address: _____

Owner Name: _____
(First) (Middle) (Last)

Offsite Address: _____

Home Phone: _____ **Cell Phone:** _____

Work Phone: _____ **Email:** _____

1. **Contact Information:** Following is the contact information for the Tenant and all occupants of the Property.

Tenant Name: _____
(First) (Middle) (Last)

Address in Amberlea at South Riding: _____

Secondary Address: _____

Home Phone: _____ **Cell Phone:** _____

Work Phone: _____ **Email:** _____

Tenant Name: _____
(First) (Middle) (Last)

Address in Amberlea at South Riding: _____

Secondary Address: _____

Home Phone: _____ **Cell Phone:** _____

Work Phone: _____ **Email:** _____

Occupant Name: _____
(First) (Middle) (Last)

Address in Amberlea at South Riding: _____

Secondary Address: _____

Home Phone: _____ **Cell Phone:** _____

Work Phone: _____ **Email:** _____

Occupant Name: _____
(First) (Middle) (Last)

Address in Amberlea at South Riding: _____

Secondary Address: _____

Home Phone: _____ **Cell Phone:** _____

Work Phone: _____ **Email:** _____