

**RULES AND REGULATION RESOLUTION
FOR ATRIUM TOWNHOMES ASSOCIATION**

WHEREAS, the Board of Directors of the Atrium Townhomes Association ("Association"), is authorized, pursuant to Article V, Section 3(f) of the Declaration of Party Wall Rights, Easements, Covenants and Restrictions and Article VI, Section 1 (c) of the Atrium Townhomes Association By Laws to adopt and publish reasonable Rules and Regulations for the health, comfort and safety and general welfare of the owners; and

WHEREAS, the Association held a Board of Directors meeting March 31, 2011 and the Board of Directors approved a revision of the Rules and Regulations regarding the Rental of units on the property.

NOW, THEREFORE, the Board of Directors of the Atrium Townhomes Association hereby adopt the following Rules and Regulations:

1. Prior to rental of a unit, the owner must occupy the unit for thirty-six (36) continuous months.
2. A dated, written request must be submitted to the management office, prior to the rental of the unit.
3. Number of rental units shall be limited to 12 units. This will be handled on a first come basis. Those making the request after the 12 unit maximum is reached will be placed on a wait list.
4. The lease shall be for a period of no less than 1 year and no more than 2 years.
5. Sixty (60) days prior to the expiration of the lease, the owner must submit a dated, written request to the Management company requesting permission to extend the lease for an additional term. Provision #3, will apply.
6. Family members are not considered tenants so long as they are a son, daughter, mother, father, sister, brother or grandparent of the unit owner. Owners must submit a dated, written notice to Management of their intent to rent to a family member in advance and follow provision #7 and #8.
7. All tenants and family members must be provided a copy of the governing documents of the Association and advised of the Rules and Regulation of the Association.
8. Tenants that do not comply with the Association's governing documents may be asked to terminate the lease. The owner will be responsible to monitor and ascertain that their tenants are adhering to the Association's policies, procedures and governing documents.
9. Violation of the provisions in this Resolution will make the owner liable for a \$250.00 fine, plus legal fees.

10. Pursuant to Article XII, Section 3 Enforcement of the Declaration, in addition to any remedies contained in the Association's documents, the Rules and Regulations may be enforced by a proceeding at law or in equity by the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance, recover sums due or payable or recover damages and/or enforce any lien created against the land.

11. Pursuant to Article XII, Section 3 Enforcement of the Declaration, all costs and expenses incurred by the Board in connection with any action to enforce the Rules and Regulations, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages shall be charged to the violating unit owner.

12. Additionally, pursuant to Article XII, Section 3, any aggrieved owner may bring an action to enforce the Declaration and Rules and Regulations adopted hereunder by any proceeding at law or in equity

13. The Board of Directors may levy a reasonable charge upon the Unit Owners for a violation of the rules and regulations in accordance with the procedures set forth in the Rules and Regulations.

**BOARD OF DIRECTORS
ATRIUM TOWNHOME ASSOCIATION**

By: 
President