

## **Field House Leasing Policy**

In accordance with the Association's Master Deed, the Board of Directors has established a policy regarding the leasing of condominiums at Field House. The Master Deed reads as follows:

### **ARTICLE 14: LEASING**

The Board shall have the power to make and enforce reasonable rules and regulations and to fine, in accordance with the Master Deed and By-Laws, in order to enforce the provisions of this Section.

Therefore, per the governing documents, the following rules are now in force.

1. Units may only be leased in their entirety; no fraction or portion may be leased without written approval from the Board of Directors.
2. All leases shall be in writing.
3. Subleasing of condos or assignment of leases is not permitted without written approval from the Board of Directors.
4. Leases must be a minimum of twelve (12) months. Leases for less than twelve months are not permitted and will not be considered valid at the Field House.
5. Owner must provide a copy of the lease and a signed copy of the current rules and regulations of the Association (by the tenant) to the association manager within seven (7) days after executing the lease. Owner is responsible to provide a copy of the Master Deed, By-Laws and rules and regulations of the Association.
6. Owner must provide the names of all occupants in the condominium.
7. The tenant(s) shall comply with all provisions of the Master Deed, By-Laws, and rules and regulations of the Association.
8. Owner will be responsible for the behavior of his/her tenants, their guests and invitees.
9. In the event the tenant is in violation of the Master Deed, By-Laws, or rules and regulations as adopted by the Association, said tenant shall be considered in default of the lease and Owner of the condominium shall have the right to terminate the lease and to evict the lessee in accordance with South Carolina Law.
10. The Association shall also have the authority per the Master Deed to evict any tenant in violation of the Master Deed, By-Laws, or rules and regulations of the Association. Owner of condominium shall be liable for all the Association's costs to evict their tenant.
11. Tenants shall have the right to use all available amenities of the Association.

Adopted May 26, 2009