

Leasing Restrictions Excerpts
from
DECLARATION OF CONDOMINIUM
of
ORCHID COVE, A CONDOMINIUM

21. USE RESTRICTIONS.

E. **Leasing.** After approval by the Association elsewhere required, entire units may be rented provided the occupancy is only by the lessee and his family, his servants and guests and further provided that at no time, may more than four (4) units within the Condominium be leased simultaneously. No lease shall be for a period of less than thirty (30) consecutive days. A Unit Owner may not lease a unit for more than twelve (12) separate leases or rentals during any one calendar year. A Unit Owner may not lease a unit during the first two (2) years following acquisition of title, which shall be the date a written instrument conveying title is recorded in the Public Records of Manatee County, Florida. The ability to lease a unit shall be on a first come, first served basis. Once four (4) units within the Condominium are leased, the Association shall maintain a list of other Unit Owners who have provided the Association notice, in writing, of an interest in leasing a unit. Upon the expiration of a lease, that Unit Owner must submit notice, in writing, of any interest in leasing the unit again and will be added to the list maintained by the Association unless continued leasing of the unit is a renewal under the same terms and provision for the same lessee, other than a change in the start and end dates of the lease.

23. MAINTENANCE OF COMMUNITY INTERESTS. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of units, the transfer of units by any owner other than Developer shall be subject to the following provisions as long as the Condominium exists upon the land, which provisions each unit owner covenants to observe:

23.5 Leasing of Units. All leases of units must be in writing. A unit owner may lease only his entire unit, and then only in accordance with Section 21.E. and this Section 23.5, after receiving the approval of the Association. The lessee shown on the lease must be one natural person.

8. Term of Lease and Frequency of Leasing. No unit may be leased more than twelve (12) times in any calendar year. There shall be no maximum length of lease, but all leases for more than one year shall be deemed to include a provision reserving the right of the Association to approve or disapprove the continuance of the lease at annual intervals. No subleasing or assignment of lease rights by the lessee is allowed. No lease may be for a period of less than thirty (30) consecutive days.