

ARTICLE I, SECTION EE also entitled "LEASING OF DWELLINGS," to be added on Page 7 of Declaration 4 and 5, as recorded at Instrument No. 199711190007631, with all references being to the records of the Recorder of Licking County, Ohio, as follows:

**LEASING OF DWELLINGS:** No Lot or dwelling can be leased, let, or rented, whether for monetary compensation or not, by an Owner to others for business, speculative, investment, or any other purpose. The intent of this restriction is to create and maintain a community of resident Owners, subject to the following:

1. This restriction does not apply to:
  - a. Dwellings that are occupied by the parent(s) or child(ren) of the Owner(s);or,
  - b. Any Owner(s) leasing or renting his/her dwelling at the time of recording of this amendment with the Licking County Recorder's Office, and who has registered his/her dwelling as being leased with the Association within 90 days of the recording of this amendment ("Grandfathered Dwelling"), said Owner(s) can continue to enjoy the privilege of leasing that dwelling until the title to said Grandfathered Dwelling is transferred to a subsequent dwelling Owner(s), at which time the dwelling will no longer be classified as a Grandfathered Dwelling.
2. To meet a special situation and to avoid a practical difficulty or other undue hardship, each Owner(s) has the right to lease his/her dwelling to a specified lessee for a one-time period of no more than 24 consecutive months. To exercise this right, the Owner cannot be more than 30 days delinquent in any assessment or other payment due to the Association and the Owner must provide the Board with written notice at least ten (10) business days prior to the commencement of the lease. If the Owner is more than 30 days delinquent, the Owner may request and receive a one-time hardship exception only with the Board's prior written consent.
3. In no event can a dwelling be rented or leased by the Owner(s) for transient purposes, which is defined to mean a rental for any period less than six (6) full, consecutive calendar months, nor rented or leased to any business or corporate entity for the purpose of corporate housing or similar type usage. Sub-leasing of any dwelling, in whole or part, is also prohibited.
4. In addition, the Association has at all times a limited power of attorney from and on behalf of any Owner who is more than 30 days delinquent in the payment of any Assessment or charges due the Association to collect the lease/rent payments directly from the delinquent Owner's tenant/renter until such delinquency is paid in full.
5. Any land contract for the sale of a Lot or dwelling must be recorded with the Licking County Recorder's Office and a recorded copy of the land contract must be delivered to the Board within thirty (30) days of such recording. Any land contract not recorded is an impermissible lease.
6. All leases must be in writing the lessee must abide by the terms of the Declaration, Bylaws, and rules and regulations. When an Owner leases his/her dwelling, the Owner(s) relinquishes all amenity privileges, but continue(s) to be responsible for all obligations of ownership of his/her dwelling and is/are jointly and severally liable with the lessee to the Association for the