

East Lake Condominium Association
PO Box 1229
Grantham, NH 03753

Pursuant to the authority of New Hampshire RSA 356-B and of the Declaration of Condominium and Bylaws of the East Lake Condominium Association [hereinafter referred to as "Association"], the Board of Directors [hereinafter referred to as "Board"] has the right and authority to exercise reasonable control over the common areas and the use of the units in order to assist the Association in providing for congenial occupancy and protecting of the appearance and value of the units. The Board therefore adopts the following rules and shall take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the unit owner. **ALL UNIT OWNERS AND RESIDENTS SHALL BE PROVIDED COPIES OF THESE RULES AND REGULATIONS AND ARE OBLIGATED TO COMPLY WITH THEM.**

**Adopted by the Board of Directors April 15, 2015
Amended by the Board of Directors August 21, 2019**

LEASING OF UNITS POLICY

All renting or leasing agreements must be in writing and incorporate the Condominium Declaration, Bylaws and Rules, REGULATIONS AND POLICES and must be signed by the prospective tenant, realtor (where applicable) and Unit Owner.

ALL Unit Owners must complete a Tenant Contact Form for all rentals regardless of the length of stay. This applies to Unit Owners renting on their own to family/friends or through Airbnb, VRBO, etc. Completed forms must be provided to the Association's managing agent 48 hours prior to the guest/tenant's occupancy.

Units must be rented as a single-family residence only. No unit owner may lease rooms or operate a boarding house.

Unit Owners leasing their units are liable for the actions of their tenants and are responsible for unpaid assessments and fines incurred by their tenants. Any costs or fines associated with a rental will be assessed to the Unit Owner.

If the Board of Directors notifies a Unit Owner that his tenant has repeatedly violated the Declaration, By-laws or Rules and Regulations, the Unit Owner shall immediately terminate the lease and initiate eviction proceedings against said tenants. Failure to comply with this paragraph after official notification shall constitute a violation of these Rules and may result in a fine to be determined by the Board of Directors of up to but not exceeding \$500.00 per notification.

Leases must be legible and specify full names of all tenants authorized to occupy the leased unit. No sublease of any unit shall be permitted.

No more than two (2) vehicles are permitted and tenants must comply with the parking rules.

Each owner will be responsible for notifying the renter or lessee of the Rules and By-laws of the Condominium Association, and the necessity to adhere to them. All leases must conform to NH law.

Renters may not keep pets in the Condominium without the prior written consent from the UNIT Owner and must comply with all pet rules. The Unit Owner must complete and submit a pet welcome application form to the Board of Directors for written authorization. No pets shall be permitted that in the sole opinion of the Board constitute a hazard to the health and safety of the residents or may constitute a disturbance to other residents.

Leases must contain the following statements:

1. The renter or lessee agrees that he/she has received, read and will abide by all provisions of the association's declaration, bylaws and rules, regulations and policies;
2. This lease will terminate and eviction proceedings will be initiated upon notification that the tenant has repeatedly violated the declaration, bylaws, or rules, regulations and policies of the condominium association.

This lease will terminate and eviction proceedings will be initiated upon notification that the tenant has repeatedly violated the rules or bylaws of the condominium association.

Pursuant to Article V, Section 9 of the Bylaws, these Rules concerning the operation and use of the common areas may be promulgated and amended by the Board provided that such Rules are not contrary to or inconsistent with the Condominium Act, the Declaration or the Bylaws. Copies of the Rules shall be furnished by the Board to each owner prior to the time when the same shall become effective.

Adopted by the East Lake Board of Directors on this 15th day of April 2015.

Joseph Giordano
Roger Paquin
Cynthia Bagley

RECORDED at the Sullivan County Registry of Deeds on April 20, 2015.
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