

ROYAL ARMS CONDOMINIUMS ASSOCIATION, INC

500 ORANGE DRIVE, ALTAMONTE SPRINGS, FL 32701

Leasing Restrictions

Exhibit "A"

(Amendment to Rule 19 of the Rules and Regulations adopted August 21, 2003 and Recorded December 2, 2003)

19. LEASING RESTRICTIONS

A. Unit Owners may lease their Unit only pursuant to a written lease agreement ("Lease Agreement"). The following requirements shall pertain to all such Lease Agreements:

1. No Lease Agreement shall be for a term of less than six (6) months.
2. Lease Agreements may not be assigned or subleased.
3. Boarders are not permitted in any Unit.
4. All Lease Agreements shall contain the following language:
 - a. A provision wherein tenant acknowledges receipt of a copy of the Association's Rules and Regulations.
 - b. A provision wherein tenant agrees to abide by the Rules and Regulations.
 - c. A provision providing the Association with the right to evict the tenant on behalf of the Unit Owner in the event tenant violates State law, the Association's Governing Documents, or the Rules and Regulations of the Association.

B. No less than seven (7) days prior to the effective date of the lease, the Owner, or Agent, shall deliver to the Associations the following:

1. A fully executed copy of the Lease Agreement fully compliant with Section A above.
2. The names of all persons that will occupy the unit pursuant to the Lease Agreement.
3. The make, model, year, color, and license plate number for all tenant vehicles that will be on the property.
4. Current contact information for tenants and Unit Owner.
5. A copy of a background check on all tenant signors dated within 30 days. Such background check shall include credit, criminal and tenant eviction information, if any, and shall have been performed by a recognized firm that conducts background checks.
6. Certificate of Insurance showing current HO6 insurance coverage.
7. Emergency access key.

C. No less than 48 hours prior to unit occupancy at least one (1) adult tenant shall meet with Association Management for familiarization with the Rules and Regulations, community amenities and issuance of amenity keys. The prospective tenant(s) shall contact the Association management office to schedule this meeting at least 24 hours in advance. The Board may appoint a Committee of no more than three (3) Unit Owners, of which one of whom shall attend such meetings.

D. The Unit Owner, or Agent, shall provide any changes to the Lease Agreement or any extensions thereto to the Association within seven (7) days of any such changes or extensions.

E. The Unit Owner is responsible to ensure compliance with all requirements set forth herein. The Association shall have the right to bar occupancy of the Unit by the tenant and/or to evict the tenant for violation of the Rules and Regulations and the cost of such eviction proceedings shall be paid in full by the Unit Owner. Failure to comply with this rule may also result in fines being imposed on the Owner to the fullest extent allowed by law.

F. The Unit Owner relinquishes his or her use rights to the amenities by the act of leasing the Unit. The Unit Owner retains his or her voting rights.