



## LEASING / PROPERTY RENTAL

Any lease agreement between an owner and a tenant shall comply with the following rules:

- Owner must be in good standing with the HOA regarding violations and quarterly dues.
- Property may only be leased in its entirety and for not less than (6) six months. Renewals may be on a month-to-month basis after an initial (6) six-month term.
- A copy of the lease must be provided to the management company prior to occupancy by the lessee.
- There shall be no renting of the rooms by owners or tenants.
- Airbnb, VRBO, and any other short-term rental platform is strictly prohibited.
- There shall be no subletting by the lessee.
- Owner must provide the lessee copies of the all-governing documents pertaining to The Walk At Bluffton Square including but be limited to the Declaration, By-laws, and Rules and Regulations. The Owner shall incorporate in any lease a provision stating that failure to comply with the terms of such documents and Regulations shall be in default under the terms of the lease.
- The Board of Directors will monitor and have the authority to limit the number of rental properties in the community if necessary.
- Violating the rules described above will result in fines to the property owner as outlined in the adopted fine schedule.