

CONNEMARA LEASING PERMIT

This Leasing Permit ("Permit") is made this _____ day of _____, 200__, by **CONNEMARA HOMEOWNERS ASSOCIATION, INC.** ("Association"), for the benefit of _____ ("Owner"), who owns the following lot within the Connemara Subdivision: _____ ("Lot"). The Association hereby grants the following permit to Owner, and authorizes Owner to lease Owner's Lot, as follows:

Leasing Permit

Hardship Leasing Permit, authorizing leasing of the Lot for a single term of _____ months.

As a condition of the Association's issuance of this Leasing Permit, Owner agrees to comply with all provisions of Article VI, Section 5 of the Declaration of Covenants, Conditions and Restrictions for the Connemara Homeowners Association ("Declaration"), including the following provisions:

1. Permission to Lease. Owner is hereby granted permission to lease the Lot, subject to the terms and conditions of this Leasing Permit and the Declaration.

2. Transfer, Revocation or Expiration of Leasing Permit. This Leasing Permit shall be valid only between Owner and the Association and shall not be transferable from Owner to a subsequent owner of the Lot, to another Lot, or to an owner of another Lot. If this permit is issued as a Hardship Leasing Permit, the permit shall be valid only for the lease term specified above, and this Permit shall automatically expire and all leasing of the Lot must cease immediately thereafter, unless a subsequent Permit is issued in accordance with the Declaration, or if during the term of the permit, the Owner is approved for and receives a Leasing Permit.

If this permit is issued as a Leasing Permit, then this permit shall be automatically revoked upon the happening of any of the following events: (1) the sale or transfer of the Lot to a third party (excluding sales or transfers to Owner's spouse) or (2) the failure of Owner to lease his or her Lot for 90 consecutive days at any time after the issuance of this Leasing Permit.

4. Leasing Provisions.

(a) Notice. At least seven (7) days prior to entering into the lease, Owner shall provide the Board with a copy of the proposed lease agreement, for approval or disapproval, in accordance with the Declaration.

(b) Liability for Assessments, and Compliance with Declaration, Bylaws, and Rules and Regulations. Owner's lease must include the provisions of the Article VI, Section 5(B)(3) of the Declaration. Owner is responsible for ensuring compliance with the Declaration, By-Laws, and Association rules and regulations by Owner's tenant(s) and guests, and any violation by Owner's tenant(s) constitute a default under the lease and authorize Owner or the Association to terminate the lease and evict or compel eviction of the tenant, as provided in the Declaration. Owner also acknowledges and agrees that any non-payment of assessments or other charges by Owner authorizes the Association to demand and receive rent payable to Owner by Owner's tenant(s), as provided in the Declaration.

IN WITNESS WHEREOF, this Leasing Permit is executed this _____ day of _____, 200__.

ASSOCIATION:

LOT OWNER:

CONNEMARA HOMEOWNERS ASSOCIATION, INC.

Signature (Seal)

By: _____ (SEAL)
Signature

Name

Title: _____

Unit Address