

Lakeshore Condominium

A Private Residential Community on Lake Michigan

To: Lakeshore Co-Owners who Rent their Condominium

January 8, 2003

Subject: By-law highlights pertaining to rental of units

The Board of Directors needs:

1. All owners to supply the Association with a copy (not a fax) of the exact lease form for the unit being rented.
2. **Or** if you have an agent managing your condominium unit(s) please have them supply the Association with a copy (not a fax) of the exact lease form for the unit(s) being rented plus a copy of your signed management agreement.

Listed below are some highlights from the Lakeshore condominium by-laws pertaining to the rental of units. If you rent or plan to rent your condo unit please comply or have your agent comply with the Lakeshore by-laws. See your copy of the by-laws for additional detail.

Article VI, Restrictions

Residential

- Units to be used for single-family residential purposes in accordance with applicable ordinances of the City of St. Joseph and the common elements shall be used only for purposes consistent with such single-family residential use.

Leasing and Rental – Right to Lease

- A Co-owner may lease his or her unit provided that written disclosure of such lease transaction is submitted to the Association.
- The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all the provisions of the Condominium Documents.

Leasing Procedures

- A Co-owner desiring to rent or lease a Unit, shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease from a potential lessee and at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents.
- Tenants and non-owner occupants shall comply with all the conditions of the Condominium Documents and all leases and rental agreements shall so state.

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Statement to incorporate in lease

Please consult with your lawyer in preparation of your lease to be used for Lakeshore condominium rental / leasing agreements. The association makes no representation as to the legality of the following suggested paragraph.

Use of Premises: Resident shall use and occupy the premises in such a manner as would comply with all public health, police and fire regulations, applicable ordinances of the City of St. Joseph, State of Michigan, requirements of the insurance company carrying insurance on the building and the Lakeshore Condominium Master Deed, Bylaws as recorded at Liber 103 Page 1 of the Berrien County Register of Deeds Office and Rules and Regulations. Occupants and guests shall comply with each of the Rules and Regulations set forth by Lakeshore Condominium. Occupants further agree to comply with all of the Management's changes and additions to the rules and regulations that are permitted by the Master Deed, By-laws or law. Any violation of the Rules and Regulations or Bylaws shall constitute a breach of lease.