

# THE BRIDGES AT HANOVER ASSOCIATION

## RULES AND REGULATIONS

The Board of Directors of The Bridges at Hanover Association has approved the Rules and Regulations set forth below based upon authority contained in Section 12.6 of the Declaration of Covenants, Conditions and Restrictions for The Bridges at Hanover (the “Declaration”). The terms used in these Rules and Regulations have the same meanings as set forth in Article I. of the Declaration. References to “the Association” mean the Board acting for and on behalf of the Association. The Rules and Regulations set forth herein shall become effective on June 1, 2017.

Leasing. In addition to the restrictions on leasing set forth in Section 7.8 of the Declaration, the following provisions shall apply to the leasing of Lots or Living Units:

1. An Owner desiring to lease a Lot or Living Unit shall submit to the Board a Lease Application along with a copy of the written Lease Agreement and an Application Fee of \$100.00. Said Application Fee shall be non-refundable.
2. The Board shall review the Lease Agreement to ensure that it states that said Lease is subject in all respects to the provisions of the Declaration, Articles, Bylaws and Rules and Regulations of the Association (the “Governing Documents”), and that any failure by the lessee to comply with the terms of the Governing Documents shall be a default under the Lease, and to further ensure that the Lease otherwise does not violate any condition of the Governing Documents.
3. An Owner who is not current with the assessments levied against the Owner’s Lot may not lease the Lot or Living Unit, and the Board will not accept a Lease Application from any such Owner.