

**WATERS EDGE AT WOODS LANDING HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS FOR LEASING**

Pursuant to Article V, Section 12 of the "Declaration of Covenants, Conditions and Restrictions Woods Landing Section Two" as recorded in the Land Records Office of Anne Arundel County in Liber 8290, folio 539, the Board of Directors of Waters Edge at Woods Landing Homeowners Association, Inc. ("Association") adopts the following Rules and Regulations with regards to residential leasing within the subdivision:

1. All leases for dwelling units located on Lots in the Association shall be signed and a copy filed with the management company for the Association prior to the beginning of the lease term. In addition, all Owners and tenants must execute the "Addendum to Lease" approved by the Board of Directors of the Association. The Addendum shall require compliance with Association documents, including all Rules and Regulations. The Addendum shall include a provision that if a Tenant violates the Association documents, it shall be a default under the lease. Tenants as well as Owners shall be liable for all violations of Association documents including all fines imposed by the Association and costs incurred.
2. No dwelling unit shall be leased for less than a six (6) month term with no more than two (2) leases in a twelve (12) month period without prior approval of the Board of Directors of the Association.
3. The Tenant together with the Unit Owner/Landlord shall be liable for any violations by the Tenant of the Association's Declaration, Bylaws and Rules and Regulations, as amended (collectively, "Association Documents") during the Lease Term and subject to fining for violation by the Association, as well as other legal action permitted under the Association Documents. The Tenant and Unit Owner/Landlord shall also be liable for all costs including legal fees incurred by the Association in the enforcement of the Association Documents. Failure of the Tenant to comply with the Association Documents also shall be a default upon the Lease and the basis for termination of the Lease.
4. The Association shall be notified at least thirty (30) days in advance of early termination or extension of the Lease Term.

**WATERS EDGE AT WOODS LANDING HOMEOWNERS ASSOCIATION, INC.
ADDENDUM TO RESIDENTIAL LEASE AGREEMENT**

TENANT: _____

LANDLORD (OWNERS): _____

UNIT ADDRESS: _____

LEASE PERIOD (M/D/YR to M/D/YR): _____

The Landlord and Tenant have entered into a Residential Lease Agreement for the aforesaid Unit dated _____ ("Lease") and further agree as follows:

1. The terms of the Lease shall be subject to and subordinate to the provisions of the Waters Edge at Woods Landing Homeowners Association, Inc. ("Association") documents, including but not limited to, the "Declaration of Covenants, Conditions and Restrictions Woods Landing Section II" dated May 14, 1996, and recorded in the Land Records of Anne Arundel County in Liber 8290, folio 539, as amended from time to time; the "Woods Landing Section II Homeowners Association, Inc. By-Laws; and the Rules and Regulations, and all amendments to the aforesaid documents (collectively "Association Documents").

2. The Tenant and Landlord hereby agree to comply with the Association Documents. This includes the submission of the Lease and this Lease Addendum to the Association on or before the beginning of the Lease Term.

3. No portion of any dwelling unit on a Lot, other than the entire unit, shall be leased for any period. No dwelling unit shall be leased for less than a six (6) month term with no more than two (2) leases in a twelve (12) month period without prior approval of the Board of Directors of the Association.

4. Failure of the Tenant to comply with the aforesaid and the Association Documents shall be a default under the Lease and the basis for termination of the Lease.

5. In addition, the Tenant and Landlord shall both be liable for any violations by Tenant of the above items, the Association Documents and subject to fines by the Association, as well as any other appropriate legal action which may include damages incurred in the enforcement thereof, including but not limited to any attorney's fees incurred by the Association.

6. The Management Company for the Association shall be notified at least 30 days in advance of any early termination or extension of the Lease Term.

8. If any of the terms of the Lease conflict with this Addendum, the Addendum shall control.

Date

Landlord

Date

Tenant

CONSENTED AND AGREED TO:

Waters Edge at Woods Landing Homeowners Association, Inc.

BY: _____
