

Valencia Hills Condominium Association Inc.
Rules and Regulations – Appendix Two

Mandatory Lease Provisions

These provisions apply to all leases and subleases of residence units at Valencia Hills. These provisions are incorporated into each any every such lease by operation of the Georgia Condominium Act (OCGA Section 44) and the By-Laws of Valencia Hills, and should be explicitly included in all lease agreements. **Important** – See paragraph 15 of the Declaration of Condominium and Rules and Regulations section 8 - Sales and Leasing.

A2-1. Association as Third-Party Beneficiary

Lessee and Lessor acknowledge that Valencia Hills Condominium Association, Inc. (the "Association") is a third-party beneficiary of the promises made in this Lease.

A2-2. Compliance with Declaration, By-Laws and Rules

Lessee shall strictly comply with the Declaration of Condominium (the "Declaration"), and the By-Laws (the "By-Laws") of the Association, and with the administrative Rules and Regulations adopted pursuant thereto, as any of the foregoing may be lawfully amended from time to time. Lessee shall control the conduct of his or her family and guests in order to assure compliance with the foregoing and shall indemnify and hold Lessor and the Association harmless from any such person's failure to comply. Lessee acknowledges that the violation by Lessee or any occupant or person living with Lessee of any provision of the Declaration, By-Laws or Rules and Regulations adopted thereunder shall constitute a default under this Lease.

A2-3. Enforcement by Association

Lessor hereby delegates and assigns to the Association, acting through its Board of Directors, the power and authority of enforcement against the Lessee for breaches resulting from the violation of the Declaration, By-Laws, and the Rules and Regulations adopted pursuant thereto. In order to enforce the provisions of this Lease, the Association may bring an action against the Lessee for damages or injunctive relief or may impose any other sanction authorized by the Declaration or By-Laws or available at law or equity to the Association. Failure by the Association to enforce any of its rights shall not be deemed a waiver of its right to do so thereafter.

A2-4. Fines by Association

If Lessee or a person living with Lessee violates the Declaration, By-Laws, or a rule or regulation for which a fine is imposed by the Association, such fine shall be assessed against Lessee and paid by Lessee.

A2-5. Copy of Declaration, By-Laws and Rules

Lessor hereby represents that the Lessee has been given a copy of the Declaration, By-Laws and Rules and Regulations of the Association. Lessee hereby acknowledges that Lessee has read them and is bound by them.