

**STRATH HAVEN CONDOMINIUM ASSOCIATION
OWNER'S APPLICATION TO LEASE UNIT _____
(RESIDENTIAL USE)**

DATE: _____

NAME(S) OF OWNER(S): _____

CURRENT ADDRESS AND TELEPHONE NUMBER OF OWNER(S):

NAME(S) OF LESSEE(S):

CURRENT ADDRESS OF LESSEE(S):

LESSEE OCCUPATION(s): _____

NAMES OF PERSONS WHO WILL OCCUPY UNIT:

_____	AGE _____
_____	AGE _____
_____	AGE _____
_____	AGE _____

In compliance with Rule 4.3 of the SHCA Rules and Regulations, we submit the following information for consideration by the Board of Managers:

1. I/we will submit an application every time I/we wish to lease or renew a lease of the captioned unit at least ten (10) days prior to the effective date of the lease, or its extension.
2. I/we attach a copy of the executed lease, which contains the language and other terms required by Rules 1.2 and 4.3 of the Rules and Regulations of SHCA.
3. I/we certify that pursuant to Rule 4.4 of the Rules and Regulations of SHCA, we shall promptly report any change in occupancy of the unit.
4. I/we attach an application fee of \$50. Upon acceptance of the application, I/we shall furnish a \$500 escrow/security deposit as required by Rule 4.3 of the Rules

and Regulations of SHCA. The security deposit shall be forfeited if the tenancy is terminated prior to the initial 12-month lease period. Tenant shall not schedule a move until the \$500 escrow/security deposit has been paid. SHCA will accept the above fees paid only by check(s) drawn by the owner.

Realtor name and address, if applicable:

I/we hereby certify the information provided herein is complete and accurate.

I/We understand that I/we shall be jointly and severally liable with Lessee(s) for all damage to Common Elements and violations of the Declaration and Rules and Regulations resulting from Lessee(s) occupancy of the unit or use of the Strath Haven property whether resulting from acts of Lessee(s) or guests or invitees of Lessee(s).

Owner signature

Owner signature

ATTACHMENTS:

Section 1.2 and 4.3 of the Rules and Regulations of SHCA

LESSEE CERTIFICATION

DATE: _____

UNIT # _____

In connection with my/our intention to lease the above captioned unit at Strath Haven Condominium Association, I/we hereby certify that the information I/we have provided to the owner(s) is truthful and accurate.

We further certify that we have received and read the Rules and Regulations of the SHCA and that we and all occupants of the unit shall comply with them, as amended. We specifically acknowledge that we understand pets are not permitted in the buildings or in the pool enclosure.

Lessee (1) name and current address:

Lessee (2) name and current address:

Lessee (1) signature

Lessee (2) signature

GENERAL

1.1 - Authority

The Board of Managers of the Strath Haven Condominium Association has adopted the following rules and regulations pursuant to the power vested in them by the Declaration Documents. These rules and regulations are adopted for the common good of the Association Members and shall be enforced at the direction of the Board through the Condominium Association Manager and any Committee established for that purpose.

1.2 - Applicability

These adopted Rules and Regulations apply equally to Unit Owners, and/or Lessees. Each lease executed by a Unit Owner shall contain the following clause:

"Lessee hereby agrees to be bound by all the terms and conditions contained in the Declaration of Condominium, By-Laws, and Rules and Regulations of the Association as the same shall apply to the unit leased hereunder, and agrees to assume all the duties and responsibilities and be jointly and severally liable with the Unit Owner for the performance of all the obligations applicable to Unit Owners under the Pennsylvania Uniform Condominium Act, the Declaration, the Rules and Regulations and the By-Laws, except assessments and taxes, during the term of this lease. However, the Lessor, in all events, shall retain and may exercise any voting rights associated with the unit leased hereunder. Nothing herein contained shall be construed as relieving the Unit Owner of his/her responsibility under the Declaration Documents."

It shall be the responsibility of Unit Owners, and/or Lessees, to insure that their guests or employees, contractors, etc. employed by them are informed of these rules and regulations and to require and oversee compliance at all times.

4.0 - POLICY DECISIONS

POLICY

4.1 - Pets

- (a) No bird, reptile, dog, cat, animal or pet of **ANY** kind shall be permitted, kept, or harbored in any unit or common element area of the property.
- (b) Unit Owners and Residents shall not allow any visitor to bring a pet into the building or on any part of the common areas.
- (c) Unit Owners and Residents shall not allow any visitor to walk a pet on any part of the property without it being on a leash, or to relieve itself on the grounds or plantings.

4.2 - Late Payment

- (a) All condominium and assessment fees are due on the first day of each month. Payments not received by 5 PM on the tenth day of the month, or the last business day before the tenth of the month, are considered late and will be subject to a "Late Charge" of \$25. Any payment overdue more than thirty (30) days shall accumulate interest at the rate of one and one-half percent (1 ½%) per month.
- (b) A charge of **\$25** will be made for all checks returned by the bank for any reason. This fee will be charged even if the Management Office is instructed to redeposit the check.
- (c) Use of Condominium amenities including, but not limited to the: van, swimming pool, resident-only parking areas, bicycle rooms, etc., may, after ten days notice, be withheld from any unit owner/resident against whom the Condominium Association holds an unsatisfied judgment for non-payment of maintenance or assessed fees. Such prohibitions will be removed only upon satisfaction of the judgment.

4.3 - Lease Requirements

A Unit Owner may lease his/her unit provided that:

- (a) The "Application to Lease" has been submitted to, and approved by, the Board of Managers. An "Application to Lease" must be submitted to the Board of Managers ten days prior to the start of the lease or extension period every time the unit is rented, or whenever an extension to an existing lease is given.