

## ***VALLEY VIEW CONDOMINIUMS***

### LEASING POLICY

Article V, Section 5.3(b) of the Bylaws provides that the Board has the duty “[T]o establish, make and enforce compliance with rules necessary for the orderly operation, use and occupancy of this Condominium Project.” In addition, Section 82.102(a)(7) of the Texas Uniform Condominium Act authorizes a board to “adopt and amend rules regulating the use, occupancy, leasing or sale...of units and common elements...”

Landlords will comply with the following leasing policy:

1. No Unit Owner shall be permitted to lease his Unit for transient or hotel purpose
2. No Unit Owner may lease less than the entire Unit.
3. Any lease agreement shall provide that the terms of such lease shall be subject to all respects of the provisions of the Declaration, By-Laws, and Rules and Regulations and any failure by the lessee hereunder to comply with the terms of such documents shall constitute a default under such lease.
4. All leases shall be in writing, with a copy of the Valley View Rules & Regulations, Towing/Satellite Dish/Screen Door policy, Zero Tolerance Drug & Public Intoxication Policy made a part of the lease.
5. A criminal background check for each prospective tenant is required and a copy submitted to the property manager together with a signed copy of the Zero Tolerance Drug & Public Intoxication Policy signed by each tenant over the age of 18.

Noncompliance with the above leasing policy will incur fines in accordance with the fine schedule in the Rules & Regulations and may result in a lien on the property.