

ARTICLE XI

MICELLANEOUS

Section 11:1: Leases.

- a. Article 1 provides that all persons present in the Subdivision must comply with the Declaration of Covenants and Restrictions and By-laws. In order to enforce this provision, all owners leasing or renting their Lots (hereinafter "Lot Owners") shall be required to incorporate the following provisions in their leases or rental agreements (substantially in the following form):

The Leased Premises are a part of a Subdivision. All persons occupying Property in WICKHAM FOREST SUBDIVISION are required to observe the Covenants and Restrictions and By-laws of the Wickham Forest Homeowners' Association. Copies of all Covenants and Restrictions and By-laws of the Association are to be obtained from the Lot Owner (Landlord).

By signing below, I hereby declare that I have read and understood the Declaration of Covenants and Restrictions and By-laws and I agree to abide by them.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

- b. In addition, all Lot Owners (Landlords) leasing their Lots are required to provide the Association with a copy of the lease and the names and addresses of the Lot Owner (Landlord) and the Tenant within fifteen (15) days of the effective date of the lease.
- c. If the Lot Owner (Landlord) or Tenant fails to abide by the provisions of this Section, the Lot Owner (Landlord) may be assessed a fifty dollar (\$50.00) fine plus all legal fees and other expenses incurred by the Association as provided in Section 3.5 above.
- d. Minimum lease term to be one (1) year and proof of same will be provided by the Lot Owner (Landlord) upon request from the Board.

The said Third Amendment to the First Amended and Restated Declaration of Covenants and Restrictions for Wickham Forest Subdivision is hereby ratified, confirmed, re-executed and republished in its entirety.