

TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION
RULES & REGULATIONS
PROCEDURES COVERING LEASES
Article I, Section 18 of the Declaration

Owner Responsibility

Owners who are leasing their Home remain responsible for the Homes compliance with the covenants, conditions and restrictions included in the Declaration, By-Laws and Rules and Regulations. In addition, Owners are responsible for complying with these Rules.

New Leases

All leasing or rental agreements must be in writing and state that they are subject to the TFHOA Governing Documents (defined below). A "lease" applies to any home or property within Tamarack Fairways that is rented, leased or otherwise occupied by residents other than the legal lot owner including any contract sale arrangements where title has not transferred to the purchaser.

At or prior to signing any lease agreement, the owner will provide to the tenant(s) copies of Declaration, By-Laws and any Rules and Regulations of the Board (Governing Documents) and any amendments to them. [Copies of the Governing Documents may be obtained by contacting any Board member directly, by a written request mailed to Tamarack Fairways HOA, P.O. Box 9246, Naperville, IL 60567 or from its website at www.tamarackfairways.org by clicking on the Rules & Regs tab].

Any lease for a Home within Tamarack Fairways must contain a Property Lease Acknowledgement Addendum which provides that the Owner has provided a copy of the Declaration, By-Laws and any Rules and Regulations of the Board (Governing Documents), that the tenant has received the Governing Documents, that the tenant has read the Governing Documents and that the tenant agrees to be bound and will comply with the Governing Documents. The Property Lease Acknowledgement Addendum is deemed part of and incorporated into the lease.

After a lease agreement is signed, the owner shall provide the following to the Association in writing:

1. Lot owner's correct residence address and phone number;
2. A copy of the entire executed lease agreement;
3. The name of every tenant signing the lease agreement;
4. The phone number of the tenants signing the agreement; and
5. If consented to by the tenants, the tenants' current email address.

Said information must be submitted to the Association not less than ten (10) days after the lease is signed or the date of occupancy, whichever occurs first.

If a homeowner uses a property management company to oversee the lease, it is still the responsibility of the lot owner to ensure that all necessary paperwork is on file and that tenants receive a copy of the Governing Documents.

Homeowners are responsible for keeping the Association updated with any changes to their correct residence address and phone number at all times. Should there be a change in tenancy or numbers, lot owners are to provide an update to the Association within 30 days of the vacancy or change.

Existing Leases

In the event that a Home is being leased at the time these rules are adopted, the Owner shall send a copy of the Governing Documents to the Owner's tenant and fully execute the first two sections and the tenants names Property Lease Acknowledgement Addendum and send the completed document to the Association within 90 days after these rules are adopted.

Prior to renewing or entering into a new lease with a tenant, an Owner who leased a Home at the time of the adoption of these rules shall comply with all aspects of Article I, Section 18 of the Declaration and these Rules.

Compliance with Codes and Ordinances

Owners leasing their homes shall comply with any ordinances and regulations pertaining to leasing adopted by the City of Naperville, Will County and/or any other local government entities having jurisdiction over the home, as they may be amended from time to time, including but not limited to any crime-free housing programs.

Records

The Board will maintain a current listing of all lease arrangements in the Association including all relevant lot owner and tenant information as prescribed in the above procedures.

We the undersigned members of the Board of Directors of the Tamarack Fairways Homeowners Association consent to the above additions to the rules and regulations.

Mat S. Samojda

Francis P. Cowley

[Signature]

B.C.

[Signature]

[Signature]

Jeffrey C. Nicholson

Adopted this 13th day of NOVEMBER, 2014.

TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION
PROPERTY LEASE ACKNOWLEDGEMENT ADDENDUM

In conformance with Article I, Section 18 of the Tamarack Fairways Homeowners Association's Amended Declaration of Restrictions and the rules and regulations adopted thereto, this Property Lease Acknowledgement Addendum shall be executed simultaneously with the lease and provided to the Association no more than ten (10) days after the lease is signed or the date of occupancy, whichever occurs first. In addition, this Property Lease Acknowledgement Addendum is deemed incorporated into and a part of the lease.

Home Information

Address: _____

Owner's Offsite Address: _____

Owner/Landlord/Lessor

I/we, the undersigned Owner(s) of the above-referenced Home, affirmatively state that I/we have provided a copy of the Association's Amended Declaration, By-Laws and any Rules and Regulations of the Board to the undersigned tenant(s).

Owner's Name (Printed): _____

Owner's Signature: _____

Date: _____

Tenants/Lessee

I/we, the undersigned tenants of the above-referenced Home, affirmatively state that I/we have been provided a copy of the Association's Amended Declaration, By-Laws and any Rules & Regulations of the Board (Governing Documents), I/we have read the Governing Documents and I/we agree to be bound and conform our conduct to the provisions of said documents.

Tenant's Name (Printed): _____

Tenant's Signatures: _____

Date: _____