

SUNCHASE HOMEOWNERS ASSOCIATION
REGULATION REGARDING LEASING/RENTING OF HOMES
ADOPTED BY THE BOARD OF DIRECTORS
OCTOBER 8, 2015

WHEREAS, PARAGRAPH 46 OF THE PROTECTIVE COVENANTS FOR SUNCHASE Subdivision (all Parts) located in the City of Brandon, Rankin County, Mississippi (said document recorded in at the Chancery Clerk's Office of Rankin County, Mississippi) provides: "Subject to the limitations set forth in this declaration, the Association shall have the right to make such reasonable rules and regulations, and to provide such means, and to employ such agents as will enable it adequately and properly carry out the provisions of this Declaration."

NOW THEREFORE the Board of Directors of Sunchase Homeowner Association at its regularly scheduled meeting on October 8, 2015 adopted the following resolution to specify conditions necessary for the renting and leasing of homes within the Sunchase Subdivision. The Board's authority is set forth under provisions of PARAGRAPH 46 detailed above and other related sections within the Protective Covenants for the Sunchase community.

RESOLVED that all residences within Sunchase Subdivision be subjected to the following rules and regulation: Without the prior written consent of the Board of Directors, no home within Sunchase shall be rented for any period of less than twelve (12) months. No portion of any home (other than the entire unit) shall be leased for any period. Any owner of any home who shall rent or lease such unit shall promptly following the execution of any such lease, forward a copy thereof to the Board of Directors, or their designee. Any such lease shall contain a provision to the effect that the rights of the tenant to use and occupy the home shall be subject to and subordinate in all respects to the provisions of the By-Laws and Protective Covenants for Sunchase, and to such other reasonable rules and regulations as the Board of Directors may from time to time promulgate. Should a tenant after proper notification by the Board through the owner fail to follow the provisions of the Covenants, the By-Laws and/or any other properly promulgated rules and/or regulations, the Board shall have the right to require the owner to evict the violating tenant at the owner's cost and expense. The owner is responsible for the actions/inactions of the tenant, and shall furnish any tenant with copies of the Covenants, By-Laws and any rules and regulations as may have been adopted by the Board of Directors.

This regulation shall become effective upon the date of adoption and shall remain in full force and effect unless modified or amended by the Board of Directors. A copy hereof shall be retained as a part of the official minutes of and record of the Board, mailed to all members of the Sunchase Homeowners Association by U.S. Mail, and placed on the Association's website, sunchasems.org.

Approved and adopted this, the 8th Day of October 2015.

Board of Directors
Sunchase Homeowners Association

By: Emily Hoffmister
Emily Hoffmister 2015-2016 Vice-President and
Acting President

By: Darlene Page
Darlene Page, 2015-2016 Secretary