

AMENDMENT TO
RULES AND REGULATIONS OF
CORTINA CONDOMINIUMS

Pursuant to Section 8.5 of the Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums, as amended, the Executive Board of the Association hereby adopts the following Rules and Regulations:

1. Leasing of Residential Units. If a Residential Unit is leased by an Owner, such Owner (the "Leasing Owner") shall, prior to occupancy by the tenant, provide a copy of the fully executed lease or rental agreement to the Executive Board and/or Management Company. No Residential Unit shall be leased for any period of less than six (6) months. The Leasing Owner shall be responsible for making sure that the Executive Board, at all times, has current contact information for the Leasing Owner and all tenants occupying the leased Unit, including phone numbers and e-mail addresses. A Leasing Owner shall be jointly and severally responsible with the tenant for any damages or assessed fines resulting from the activities of the Leasing Owner's tenant or the tenant's family, guests, or invitees. The Owner of a Residential Unit shall pay, prior to occupancy of the Residential Unit by the Owner's tenant, a move-in fee payable to the Association. The amount of the move-in fee shall be established from time to time by the Executive Board. The current move-in fee is Two Hundred Dollars (\$200.00).

2. Enforcement of Leasing Provisions. A fine may be assessed by the Executive Board against a Leasing Owner if the Leasing Owner fails to comply with the foregoing leasing requirements and/or restrictions (the "Leasing Provisions"). Any fine shall be payable by the Leasing Owner in accordance with the enforcement provisions of the Declaration of Covenants, Conditions and Restrictions and/or the Rules and Regulations adopted pursuant to the Declaration. Such fine shall be in addition to actual costs or expenses incurred by the Association or other Unit Owners resulting from the violation.

CERTIFICATION

The undersigned, being the duly elected and acting President of the Cortina Condominium Association, certifies that the foregoing Amendment to Rules and Regulations of Cortina Condominiums was approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Executive Board held on July 26, 2016.

Dated this OCTOBER 6, 2016.

Cortina Condominium Association

By: Charles Smith
CHARLES SMITH, President