

River Mill Governing Documents of the Association for Grandfathered Units .

It should be noted that pursuant to Section 17(b)(ii) of the Declaration, leasing of Units at the Condominium is limited to no more than twenty eight (28) Units, except as may be permitted by the Board in cases of undue hardship. Owners who were leasing their Unit as of October 4, 2000, the date the Amended and Restated Declaration was recorded, and who provided the Board with a copy of their lease within sixty (60) days of such date, are permitted to lease their Units notwithstanding the foregoing limitation. All Owners who wish to lease their Units must give fifteen (15) days written notice to the Board of their intention to lease, along with a copy of the proposed lease. Leasing is only permitted upon written approval of the Owner's application. The Board's review of the proposed lease and its approval or disapproval thereof must be based upon (i) compliance of the proposed lease and lessee with the Governing Documents (ii) submission of the required notice of intention to lease and (iii) and submission of a copy of a signed lease. Pursuant to Section 17(b), any lease which is not authorized in accordance with its provisions is void.