

Section 8.3. Rules and Regulations

- (1) Adoption; Variances. The Board of Directors shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating activities on and the use and enjoyment of the Submitted Land or of any portion thereof, which may supplement, but may not be inconsistent with the provisions of the Association Documents. The Board of Directors may, for good cause shown, issue temporary or permanent exceptions or variances to any prohibitions expressed or implied by this Article.
- (2) Distribution. The Board of Directors shall furnish copies of the Rules and Regulations to each Owner. Changes to the Rules and Regulations shall be published prior to the time when the same shall become effective and copies thereof shall be provided to each Owner.
- (3) Limitation. The Rules and Regulations shall not unreasonably interfere with the use or enjoyment of the Lots or Common Property.
- (4) Sub-associations. The Board of Directors shall review and approve the rules and regulations proposed by any Sub-association; provided, however, that any rules and regulations submitted to the Board shall be deemed approved if not disapproved within ten days after the first meeting of the Board after such rules and regulations are submitted. The Submitted Land shall be occupied and used in compliance with the Rules and Regulations, as well as the rules and regulations established by any Sub-association; provided, however, that any rules and regulations adopted by such Sub-association that are inconsistent with the Association Documents or the Rules and Regulations of the Association shall be void.

Section 8.4. Leasing and Resale of Lots

- (1) Leasing. No Lot or any portion thereof shall be used or occupied for transient or hotel purposes or in any event leased for an initial period of less than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period; provided, however, that a reasonable number of roommates is permitted. No Owner shall lease a Lot other than on a written form of lease. All leases shall be subject to the following: (1) the tenant shall comply with the Association Documents and Rules and Regulations; (2) failure to comply with the Association Documents and Rules and Regulations constitutes a default under the lease; and (3) after forty-five days prior written notice to the Owner, the Board of Directors has the power to terminate the lease or to bring summary proceedings to evict the tenant in the name of the lessor in the event of a default by the tenant under the Association Documents. The Board of Directors may suggest a standard lease form for use by Owners of Lots. Each Owner shall, promptly following the execution of any lease of a Lot, notify the Association of a tenant.
- (2) Resale.
 - (a) Reference to Declaration. The deed or instrument transferring title to any Lot shall contain a provision incorporating by reference the provisions of this Declaration, as well as any applicable Supplementary Declaration. Notwithstanding failure to include a reference to this Declaration in a deed or instrument transferring title to a Lot, the