

The Legends at Grove City Condominium Association

Property Control Policy

P-01

Policy on Leasing

Drafted: January 17, 2024

Adopted:

Revised:

Policy on Leasing a Unit by Owner

A Unit Owner may lease or sublease his Unit (but not less than his entire Unit) any time and from time to time provided that: (1) no Unit may be leased or subleased for transient or hotel purposes or for an initial term of less than twelve (12) months; (2) no Unit may be leased or subleased without a written lease or sublease on a form approved by the Executive Board; (3) a copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof.

For Rent or Leasing signs are limited to: An 18" x 18" sign on the interior window of a unit. Realtor's signs on posts in front of a unit or anywhere on Common Property is strictly prohibited.

Legal Document References

Public Offering: No Reference

Declaration of Condominium:

No signs advertising or other displays shall be maintained or permitted on any part of the Common Property except at such location and in such form as shall be determined by the Executive Board.

No Unit Owner, or Occupant shall (1) build any structure on the Common Elements (including Limited Common Elements) or make any installation which extends beyond the physical limits of Unit Owner's or Occupant's Unit into the Common Element (2) paint or otherwise alter the structure, form or appearance of the exterior portion of any wall, window, door or other portion of the Property which is visible from outside of such Unit; or (3) place any sign, notice, advertisement or the like on any part of the Property which is visible from outside of such Unit.

LEASING: A Unit Owner may lease or sublease his Unit (but not less than his entire Unit) any time and from time to time provided that: (1) no Unit may be leased or subleased for transient or hotel purposes or for an initial term of less than twelve (12) months; (2) no Unit may be leased or subleased without a written lease or sublease on a form approved by the Executive Board; (3) a copy of such lease or sublease shall be furnished to the Executive Board within ten (10) days after execution thereof; and (4) a breach of the Declaration, By-laws or Rides and Regulations of the Condominium shall constitute a default under the lease or sublease and the less or sublease shall be bound by and subject to the Declaration, By-laws and Rules and Regulations of the Condominium.

By-Laws: No Reference

PA Code:

Voting by lessees.--If the declaration requires that votes on specified matters affecting the planned community be cast by lessees rather than unit owners of leased units, all of the following apply: (1) The provisions of subsections (a) and (b) apply to lessees as if they were unit owners. (2) Unit owners who have leased their units to other persons may not cast votes on those specified matters. (3) Lessees are entitled to notice of meetings, access to records and other rights respecting those matters as if they were unit owners. Unit owners shall also be given notice, in the manner provided in section 5308 (relating to meetings), of all meetings at which lessees may be entitled to vote.

Rules & Regulations:

No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale," "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel 2 purposes, except that "For Sale" signs shall be permitted on the interior surface of the windows of a Unit; said sign not to exceed 18" x 18".