RIVER RENAISSANCE CONDOMINIUM ASSOCIATION LEASING RULES, ACKNOWLEDGMENT FORM and ASSOCIATION RIDER

The following rules apply to all units and all new leases and renewals of leases executed after the date of adoption of these rules by the River Renaissance Condominium Association Board of Directors.

Within 30 days after the effective date of these rules, owners who currently lease their units are required to provide the following to the Managing Agent for the Condominium Association — mailed to the same address the monthly assessments are mailed.

(1) a copy of current lease(s), and
(2) a fully executed Leasing Rules Acknowledgement form

This form and the leasing rules delineated below can be downloaded at:
www.huntmanagement.com—Association Information - Association Documents

The following leasing rules have been adopted by the River Renaissance Condominium Association Board of Directors, effective May 9, 2013. Amended on August 15, 2017.

1. A unit owner may lease or sublease his/her unit provided that the unit owner complies with the following rules:

a. No unit may be leased or subleased without a written lease or sublease;

b. Owner shall add a provision in the lease stating that if the owner is delinquent, future rental payments in the amount currently due to the Association shall be sent to the Association; attached rider shall be signed by both landlord and tenant and be provided to management 7 days prior to the lease start date.

b. Within 7 days after execution of a written lease and prior to the beginning of the lease term, the owner must provide the Association with the following:

i. notice of the name and permanent address of the tenant, and the term of the lease, setting forth the commencement date and expiration thereof. A copy of the fully completed and executed lease, with all attachments, given or delivered to the Association will satisfy this requirement. The right of any lessee or sublessee of a unit, or any parts thereof, shall be subject to, and each lessee and sublessee shall be bound by, the covenants, conditions, and restrictions set forth in the River Renaissance Declaration, Bylaws and Rules and Regulations.

ii. executed Leasing Rules & Leasing Rules Acknowledgement Form

iii. evidence of completed tenant credit report

iv. evidence of completed tenant criminal background check

v. check for $300 non-refundable processing fee payable to the River Renaissance Condominium Association.

2. Residential leases must be for a minimum term of twelve (12) months. No unit may be leased more than once within a twelve (12) month period without prior written consent of the River Renaissance Condominium Association Board of Directors.

3. The number of tenants and other occupants in a unit must be no more than two persons per bedroom if leased to a family (as required by Fair Housing Laws) and no more than one person per bedroom if not leased to a family or cohabitants. Media rooms and dens do not count as a bedroom.

4. Only the individual person(s) named as tenants and occupants on the lease may occupy the premises. Units may not be leased for a corporate suite or transient purposes, unless approved in writing by the River Renaissance Condominium Association Board of Directors.

5. No residential unit may be leased by an owner who has outstanding monthly assessments or unpaid fines.

6. Any new or renewal lease executed after the effective date of these rules is required to be on Residential Lease (Form 19) from Wisconsin State Law Library and to have this document (Leasing Rules & Leasing Rules Acknowledgement Form) executed and attached to the lease. This document can be downloaded at www.huntmanagement.com — Association Information - Association Documents tab.

7. Violations of these rules may result in a fine. There will be no "Warning" given for a violation of these rules.

8. The unit owner or the unit owner's rental agent is responsible for scheduling moves in and out of the building with the Managing Agent for the River Renaissance Condominium Association no less than one week in advance of any move. This is accomplished by visiting the association's website at www.huntmanagement.com-Association Information-Association Documents - Move In/Move Out form.

9. The unit owner or the unit owner's rental agent is responsible for providing unit and mailbox keys, fobs and garage door openers to the tenant as well as collecting them on move out. Tenants must arrive properly equipped for moving to prevent damage to common areas. Heavy furniture requires at least three people to manage door security, elevator entry and exit. If using third party vendors to move, a

certificate of insurance, naming River Renaissance Condominium Association as coinsured is required at least five days prior to moving day.

10. All moving must be done through the EAST lobby and east lobby elevator. Entrance is accessible via the outside boardwalk on the east side of the building. Observe parking regulations when parking moving vehicles on Erie Street. The parking lot to the east of the RR building is NOT owned by the Association. No moving trucks or trailers are allowed inside the parking garage due to clearance concerns and interference with resident traffic. Pads will be placed in the east elevator, but the elevator will not be locked out. All moves must be completed within a reasonable period of time. Three (3) hours is considered reasonable. The east boardwalk door must not be propped open. All cardboard boxes must be broken down and deposited in the recycle bin on parking garage level P-1. No personal belongings, packing materials or moving conveyances may be deposited in hallways, elevator or garage. All areas must be mopped, vacuumed and cleaned as needed after move is complete. Absolutely no furniture delivery or moving activity may take place through the front (west) lobby or front lobby elevator. Security cameras in both east and west lobbies monitor and record all activity in these areas.

11. Tenants are NOT allowed to have pets per the Association's Pet Policy adopted 7/1/14. Medically required service dogs are the exception.

12. In order to preserve the high standards of maintenance and care and the other benefit arising from owner occupancy of units, including low turnover of occupants, no unit may be occupied by solely non-owner occupants during the 12 month period immediately following a transfer of ownership of said unit. The Board of Directors shall upon receipt of a written request waive the foregoing prohibition if the Board of Directors determines that the non owner occupancy is being sought by reason of a sufficiently significant unforeseeable event which occurred within the twelve month period. Any exceptions need to be reviewed and pre-approved by the Board. Any written request for a waiver shall be deemed denied if not granted in writing within thirty days after receipt by the Board of Directors.

13. If a tenant of a unit commits a violation that results in a charge, fine, or assessment imposed by the association pursuant to the bylaws or association rules, the tenant is liable for the charge, fine or assessment, except that for any fine not paid by the tenant within 30 days after receiving statutorily required notice, the owner of the unit occupied by the tenant when the violation occurred shall be liable for any charges, fines, or assessments imposed by the association.

River Renaissance Homeowner Association Leasing Rules Acknowledgment

OWNER: ☐ I hereby confirm that I am in compliance with Leasing Rule #12.

Owner's Name(s) _____Unit #_____
Mobile Phone (including area code)_____
Email_____

TENANT #1:
Name (first & last)_____
Mobile Phone (including area code)_____
Email_____

TENANT #2: (if applicable)
Name (first & last)_____
Mobile Phone (including area code)_____
Email_____

TENANT #3: (if applicable)
Name (first & last)_____
Mobile Phone (including area code)_____
Email_____

VEHICLE #1:
Make_____Model_____Year_____Color_____
License Number_____Deeded Owner Parking Space #_____

VEHICLE #2: (if applicable)
Make_____Model_____Year_____Color_____
License Number_____Deeded Owner Parking Space #_____

Owner and Renter(s) acknowledge receipt of, and by their signature(s) agree to comply with, the policies and rules stated in this document. ALL parties residing in the unit must sign this agreement.

UNIT OWNER
SIGNATURE_____Date_____

TENANT SIGNATURES as applicable:
_____Date_____
_____Date_____
_____Date_____

On behalf of River Renaissance Association
_____Date_____
(Managing Agent for RR Homeowner Assn)

Attachments per rule #1 (page 1 of this document) must accompany this form as instructed.

River Renaissance Condominium Association Rider

This Rider is dated as of _____ , _____, between _____, ("Landlord") and _____ ("Tenant") and is hereby made an integral part of and deemed by the parties hereto to be incorporated within the foregoing lease (the "Lease"), dated as of _____, _____, between the Landlord and Tenant, as fully stated therein.

Landlord Delinquency - Permissible Setoff

Notwithstanding anything to the contrary in this Lease, in the event that the Landlord is deliquent in the payment of any assessments or fees due to the Associaton, and upon written notice by the Association to Tenant and Landlord providing the amount of such delinquency, Tenant shall substract the amount of the delinquency from its next scheduled rental payment to Landlord and remit that amount by check payable to the River Renaissance Condominium Association to be applied by the Association toward the delinquency, until such delinquency is paid in full. Tenant's payment of any such amount under this provision is a permissible setoff and shall not be deemed by Landlord to be a breach or default of this Lease.

This Rider may be executed in any number of counterparts and by facsimile, electronic or digital signature, each of which shall be deemed an original, and all of which together shall be deemed one and the same instrument.

Landlord: _____

Printed Name: _____

Date: _____

Tenant: _____

Printed Name: _____

Date: _____