

HVR MODIFIED DECLARATION

Section 6.30 . leasing. .. The Owner of a Parcel shall have the right to lease his entire Parcel to one person, entity or family unit, subject to the following conditions: (1) No guest house, main house and/or barn can be rented, licensed, subdivided or sold separately from the main residence; (2) any lease must be for a minimum of twelve (12) months; (3) the lease must be in writing, must require that the tenant comply with all rules and regulations of the Hidden Valley Ranch Association, and a copy of the lease must be delivered at execution to the association manager; (4) the lease may not have a right of sub-lease in it; (5) the lease must contain a provision prohibiting use of the Premises by the tenant for any business purpose or as a paid temporary destination; (6) the lease must require that tenant provide insurance coverage for property damage and liability, naming the Hidden Valley Ranch Association as an additional insured. The Owner shall be liable for any violation of the Hidden Valley Ranch Documents committed by the Owner's tenant, without prejudice to the Owner's right to collect from his tenant any sums paid by the Owner on behalf of the Tenant.