

Sandy Point Homeowners Association
8077 River Bay Drive East
Indianapolis, IN 46240
(317) 910-0336

The following Rental Checklist has been promulgated by action of the Sandy Point Board of Directors pursuant to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF SANDY POINT, specifically, Section 10.3 (entitled "General Lease Conditions") of Article X (entitled "Leasing of Dwellings and Maximum Number of Dwellings Owned"). No provision of such Article X is waived, limited, terminated or amended by reason of any of the terms of the following checklist.

SANDY POINT – RENTAL CHECKLIST

- Prior to the start-date of any lease:
 - (a) Written request from the Owner to rent a unit must be submitted to the Sandy Point Property Manager, pursuant to a request form-prescribed by the Board of Directors.
 - (b) A signed copy of the lease, must be provided (not later than 30 days after its execution) by the Owner to the Sandy Point Property Manager (the rent amount may be deleted if the Owner desires to do so).
 - (c) The Owner's request and lease-form must be approved by the Sandy Point Board of Directors.
 - (d) Names of all rental residents (including minors and all others who may occupy the unit and use the Sandy Point facilities) shall be provided to the Sandy Point Property Manager (which list of names shall be promptly amended and provided to the Sandy Point Property Manager from time to time in advance of any change in such residents).
 - (e) Contact information for the tenant and the Owner, including emergency contact numbers, will be provided to the Property Manager (which information shall be timely updated and provided to the Sandy Point Property Manager as changes may occur).

- The lease must include provisions that will:
 - Specify who (solely as between the Owner and the tenant) is responsible to pay the installments of the Annual Assessments. (In no event shall any Owner's liability to the Association for payment of any such assessment be waived, modified or released by reason of any such allocation of responsibility in the lease.)
 - Permit the Association to collect future monthly installments and Annual Assessments directly from the tenant if the Owner is delinquent with respect to the payment of any monthly assessment for at least 45 days.
 - Provide for a lease term which is not less than one (1) year.
 - Comply with the provisions of Article X referenced above.