



RJ COMMUNITY MGT.
4900 PERRY AVENUE.
PITTSBURGH, PA. 15229
PH: 412-550-0003

7/29/2022

Linden Vue Homeowners Association

Dear Linden Vue Homeowners,

Included is the Board approved Regulations concerning leasing of units. Please review and keep with your association records.

Please reach out with any questions.

Best regards,

Holly Jena
Senior Community Manager

LINDEN VUE HOMEOWNERS ASSOCIATION, INC

LEASING OF UNITS
REGULATIONS

All units in Linden Vue Homeowners Association, Inc. shall be subject to the following conditions and restrictions regarding the leasing or rental of any unit in Linden Vue Homeowners Association, Inc. For the purpose of these regulations, the terms "rent" and "lease" are used interchangeably.

1. LEASING DEFINED. For purposes of these Regulations, any occupancy of a Unit by an individual or individuals except those residing with at least one (1) record Unit Owner whose name appears on the deed, or an immediate family member of a Unit Owner as described below, shall be deemed a lease of the Unit whether rent or other consideration is exchanged.

2. LEASING RULES AND REGULATIONS. The following shall apply to all leases:

A. No unit, when acquired by a new owner, may be leased to a tenant before two (2) years has elapsed from the date of purchase and lived in for those two (2) years by the person on the deed, unless the tenant is a member of the homeowner's immediate family. Immediate family is defined as the unit owner's children, parents, or grandparents. Proof of familial relationship to owner on deed is required to be submitted to the management company and/or Executive Board prior to someone other than owner on deed moving in.

B. All leases shall be in writing for a term of no less than one (1) year.

C. Air BNB, VRBO and similar alternative lodgings, are **strictly prohibited**.

D. A copy of the lease shall be furnished to the Executive Board or its designated agent within ten (10) days of execution thereof.

E. All lessees and non-Unit Owner occupants are subject to and bound by, solely by virtue of the occupancy of a Unit at the Association, the covenants, conditions and restrictions set forth in the Declaration, Bylaws and Rules and Regulations, and a default thereunder shall constitute a default under the lease.

F. The Unit Owner is responsible for providing their tenants/occupants with a current copy of the Declaration, By-Laws and Rules and Regulations, and any amendments thereto, and a default thereof shall constitute a default in the terms of the Lease Agreement.

G. Landlord and Tenant(s) shall be jointly and severally liable for any damage to the Common Elements caused by Tenant(s) and their guests and invitees.

IN WITNESS WHEREOF, the undersigned officers of the Linden Vue Homeowners Association, Inc. hereby execute these Regulations on this 1st day of August, 2022.

LINDEN VUE HOMEOWNERS ASSOCIATION, INC.

BY: Margaret L. Rebeaco
PRESIDENT

BY: [Signature]
SECRETARY