

**MINIMUM LEASE AGREEMENT
FOR SHORT-TERM RENTAL WITHIN
PENN ESTATES POA**

The terms of this lease agreement (this "Lease") are between the Tenant and the Owner of Record ("Owner") pursuant to the Tenant's Lease of a property from the Owner within Penn Estates POA (the "Association") for twenty-nine (29) days or less. By signing this Lease, in addition to the terms below, Tenant agrees to abide by all Association governing documents, including but not limited to the Association Rules and Regulations (collectively, the "Governing Documents") as well as all federal, state, and local laws and regulations. (collectively, the "Laws and Regulations"). A copy of the Governing Documents may be viewed on our website at www.pepoa.org.

1. The Owner shall register Tenant and permitted guests of Tenant occupying the property (collectively, the "Occupants") with the Association no less than three (3) days in advance of the rental start date. Registration requires submitting the signed Short-term Tenant Registration Form (the "Registration Form") and this Lease between the Owner and the Tenant.
2. By signing this Lease, Tenant agrees to abide by and enforce the terms and conditions of this Lease on behalf of all Occupants named on the Registration Form, including, but not limited to, the requirement to abide by all Governing Documents and Laws and Regulations. Only Occupants validly registered are entitled to enter the Community.
3. Applicable nonrefundable Tenant processing fees must be paid prior to the beginning of the Lease term.
4. Occupants shall have the privilege of using community facilities and amenities (excluding the fitness center) provided has purchased a seasonal amenity badge and the Owner remains a member in good standing. Owners may provide a certain number of short-term rental amenity badges for use by Occupants based on local ordinances that govern occupancy of the home.
5. **Occupants are not permitted at any time to transfer a gate access card or temporary pass to anyone other than the person to whom it was originally issued. Transferring a gate access card or temporary pass to another person and use of such passes by a person other than the one to whom the pass was originally issued shall result in seizure of said gate access card or temporary pass and may result in eviction from the Community.**

All parties understand that they will only be granted initial entry to the community through the front gate off Hallet Road.

6. Tenants and Owners are responsible for all attorney's fees and costs incurred by the Association as a result of any Occupant's violation of the Governing Documents irrespective of whether a suit is instituted. Owners are responsible for fines levied resulting from Tenants' violation of the Governing Documents.
7. In no event shall it be determined that a landlord/tenant relationship exists between the Association and a Tenant.
8. Owners may provide a certain number of short-term rental amenity badges for use by Occupants based on local ordinances that govern occupancy of the home.

It is understood by our signatures below that (i) all Occupants have reviewed a copy of the Governing Documents [www.pepoa.org] and agree to be bound by them at all times, and the information provided on pages 1 and 2 of this Form is complete and accurate.

In addition, nothing in this Lease is intended to negate or override any Laws and Regulations which must be complied with by all Occupants in addition to the Governing Documents.

Tenant's Name (Please print)

Date

Tenant's Signature

Date

Owner of Record (Please print)

Date

Owner of Record's Signature

Date