

CONNOR PLACE HOMEOWNERS ASSOCIATION, INC.

February 26, 2019

Dear Homeowner:

Please be advised that the following provisions were added to the Declaration of Protective Covenants and Restrictions for Creekside@Connor Place, by an amendment dated February 11, 2019.

**RENTAL CAP**

**Generally.** No more than twenty percent (20%) of the lots in Connor Place may be leased or rented at any one time (the “Cap”). Notwithstanding the foregoing, Members currently leasing or renting their lot will continuously be allowed to do so, regardless of the percentage of lots leased or rented at that time.

**Term.** All leases entered into after the date of this Amendment must be for a term of no less than one (1) year. Notwithstanding the foregoing, Members may lease or rent their lot during Masters Week. Additionally, Masters Week leases or rentals will not be included or otherwise affect the Cap.

**Immediate Family.** Members leasing or renting to immediate family members will not be included or otherwise affect the Cap.

**Section 8 Tenants.** Members may not lease to Section 8 tenants. Notwithstanding the foregoing, Members currently leasing or renting their property to Section 8 tenants will be allowed to do so only for the term of the then current lease.

**Hardship Exclusion.** At such time that the Cap is met or would be exceeded if any additional lot were to be leased or rented, any Member may apply in writing for a hardship exclusion from the Board of Directors of the Association (the “Directors”). If a Member is granted such hardship exclusion, the Member may lease their property for a term not to exceed one year. After the one year term expires, if the Member wishes to continue renting or leasing their lot, the Member will need to reapply for such hardship exclusion. Granting or denying a Member’s application for a hardship exclusion is within the sole and absolute discretion of the Directors.

To enforce the Rental Cap, the Directors have adopted the following rules:

1. Any owner currently leasing property, and any owner who enters into a lease after the date of this letter, must furnish the Association with a copy of the same by mail to 119 Davis Rd., Suite 1F, Augusta, GA 30907, or by email to [bslade@amp-hoa.com](mailto:bslade@amp-hoa.com).
2. Prior to entering into any leases after the date of this letter, approval must be sought by the Association to ensure the Cap has not been exceeded and will not be exceeded by virtue of entering into such lease. Approval may be sought by email to [bslade@amp-hoa.com](mailto:bslade@amp-hoa.com).
3. Any owner in violation of the Rental Cap may be billed \$25.00 per day in enforcement assessments, which will constitute a lien on your property.

Should you have any questions about the Rental Cap or the contents of this letter, please contact Brian Slade at 706-250-0477.

Sincerely,

Connor Place Home Owners Association, Inc.