

AMENDMENT TO THE MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF SIGNATURE OF SOLON

The Board of Trustees for Signature of Solon Master Association, Inc. ("Board") hereby proposes that the Declaration of Covenants, Conditions and Restrictions ("Declaration") be amended as follows:

Article VII shall be amended to include the following language:

Section 7.27 – Rent or Lease of a Living Unit

Notwithstanding anything else contained herein to the contrary or in the Exhibits or Bylaws of this Declaration, upon acquisition of a Living Unit, the Owner of such Living Unit shall not lease, let or rent, whether for monetary compensation or not, the Owner's Living Unit, for any reason whatsoever, for the first twelve (12) months after the later to occur of (i) the date the Owner receives title of the Living Unit or (ii) issuance of the Certificate of Occupancy. During any period thereafter, the Owner may lease, let or rent the Unit, provided however, that the Owner complies with the following terms and conditions:

- (a) Each lease must be in writing and contain the following terms and conditions:
 - i. At least a twelve (12) month term;*
 - ii. A requirement that the lessee abide by the terms of the Declaration and Bylaws, as well as any rules and regulations adopted by the Board; and*
 - iii. A provision that grants the Board the right to dispossess or otherwise act for the Owner in case of default under the lease or for violation of the Declaration, Bylaws or the rules and regulations.**
- (b) Owner must register any leases with the Board (or such management company as the Board may appoint) and provide current contact information for themselves and the tenant. Owner shall update that information every twelve (12) months or upon a change of tenant, whichever occurs earlier.*
- (c) Prior to the start of any rental term, or renewal thereof, Owner and tenant must submit a copy of the final executed lease to the Board.*

Under no circumstances shall this Section be construed to relieve Owner of any of its responsibilities and obligations under the Declaration, including, without limitation, Owner's obligation to install and maintain landscaping. Furthermore, the Owner shall at all times be responsible to the Board for the conduct of his lessee.

The above requirement of owner occupancy and prohibition against the leasing, letting or renting of a Living Unit shall become effective within ninety (90) days of the recording of this amendment with the office of the Cuyahoga County Recorder, provided, however, that such amendment shall not affect the existing term of any lease in effect at the time of such recording.

