

**ARTICLE X**  
**USE RESTRICTIONS**

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Section 10.23 Leases. Except for The Players Championship at TPC Sawgrass as described below, no Residence may be leased by any Owner, Owner's agent, tenant, or any other person having interest in such Residence, to any party for a term which is less than five (5) consecutive calendar months, and no Residence may be leased more than twice during any calendar year. Not less than the entire Residence may be leased, and at no time individual rooms, fraction or a portion of a Residence be leased. All leases must be in writing.

An exception to the foregoing is provided to Residences for a period no more than twelve (12) consecutive days during The Players Championship at TPC Sawgrass; specifically, the entire Residence may be rented no earlier than ten (10) days before and not more than two (2) days after the final round of The Players Championship at TPC Sawgrass.

At least five (5) days before the commencement of any lease of a Residence, the Owner shall notify the Association in writing with the (1) name and phone number of the Owner, (2) the address of the Residence being leased, (3) contact information of the tenant(s) including, but not limited to, the name, phone number, and e-mail address of the tenant(s), and (4) start and end dates of the lease term. The Association may adopt a form that Owners must complete incident to any lease of a Residence, which may request additional information or documentation the Association may deem appropriate.

If the Owner is experiencing a hardship, the Owner may seek an exception to these lease terms which would otherwise be in violation of the foregoing restrictions by applying to the Board of Directors for a hardship leasing permit. The Board of Directors shall have the authority to issue or deny requests for hardship leasing permits, in its discretion based on a range of factors including but not limited to: (i) the nature of the hardship, (ii) term of the hardship, (iii) impact to the residential community.

In addition to all other remedies, and to the maximum extent allowed by law, the Association may levy reasonable fines against an Owner or Owner's tenant for failure to comply with any leasing provision or restriction in this Declaration of Rules and Regulations. Any fine may not exceed \$100 per violation. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$5,000 in the aggregate. A fine of \$1,000 or greater may become a lien against the Lot, which shall constitute an assessment on the Lot and shall be enforced in the same manner that liens for assessment are enforced pursuant to Article VI hereof, and Chapter 720, Florida statutes.

For the purposes of this Section, the term “Residence” means and includes any residential dwelling together with the Lot upon which it is constructed. “Lease” or “leased” means any arrangement, written or oral, by which a natural person, persons or legal entity shall occupy, take possession of or be permitted to occupy or take possession of a Residence in exchange for value and shall include, without limitation, a lease, rental agreement, an occupancy or license agreement, an occupancy permit, and other arrangements by or under in which a person or legal entity may possess or occupy a Residence for any period of time.