

ADDENDUM B
REGATTA LANDING LEASING & SALES PROCESS
Do not contact individual members of the Board for assistance with this process
it is completely managed by Resort Management.

1. **REQUIRED LEASE LANGUAGE.** All proposed lessees must be provided with a copy of the current Regatta Landing Rules and all leases must contain the following language:

“Tenant acknowledges receipt of the current Rules of the Condominium Association and acknowledges that the Condominium Association shall have the right to immediately terminate the lease and evict tenant upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation and Bylaws of the Condominium Association, applicable rules and regulations, or other applicable provisions of any agreement, document or instrument governing the Condominium.”

2. **PROCESS AND DOCUMENTS.** Resort Management manages all Regatta Landing leases as well as gathers information required for purchasers of units in Regatta Landing. If you have questions about this process, contact the Property Manager for Regatta.

a. Whether you are leasing or selling your unit, you must complete and submit the form on the Resort Management website. It is found in the Documents section, under “Lease Application”. NOTE: The same form is to be used for lease approval and purchaser approval, you just need to check the correct box on the form.

b. After completing the form you will submit it with a copy of the proposed Lease and payment of the required fees to Resort Management. Resort Management will perform background and credit checks of the proposed tenants or purchaser. It will then obtain approval of the lease from the Board and will return the purchaser approval.

c. Once the Board of Regatta Landing has notified you of approval of the lease, the Master Association of Windstar requires you to submit the Regatta Landing approval notice, together with its own lease approval form, found at <https://www.windstarmaster.com/index.htm> with a check for \$145 to the Master Association.

d. Master Association Approval must be then sent to Resort Management before the lease begins.