

After extensively reviewing the Codes & Covenants and Bylaws, as well as an in-depth consultation with our attorney, the MHNA Board has adopted the following Regulation. **This Regulation will take effect on April 1<sup>st</sup>, 2026.**

## **REGULATION EFFECTIVE APRIL 1<sup>ST</sup>, 2026**

All leases or rental agreements for any Lot, Living Unit, or Accessory Unit within Middleton Hills shall be in writing and shall be for **minimum term of at least thirty (30) consecutive days**. The use of any Lot, Living Unit or Accessory Unit for “short-term rentals” is strictly prohibited. A “short-term rental” is defined as the rental, leasing or licensing of all or any portion of a Lot, Living Unit or Accessory Unit for a period of less than thirty (30) consecutive days to any person or entity.

Additionally, any lease or rental allowed under the Declaration shall comply with all federal, state and local laws and regulations.

Any violation of this Regulation shall subject the Owner to enforcement as determined by the Board of Directors and may result in legal action to enjoin the prohibited activity, as well as fines, including attorney’s fees.,