

AIR Development, LLC dba Apple Island Resort  
Declarant of Appletree Bay Resorts Easement Owners' Association, Inc.

Guidelines for Tenant/Guest Occupancy of Campsite Easements  
Adopted March 1, 2014

Whereas an Owner may make such Owner's Campsite Easement available to a tenant or guest, the Declarant has adopted these guidelines in accordance with Article 5, Section 5.1 of the Declaration of Easements, Restrictions and Liens governing the Appletree Bay Resorts Easement Owners' Association, Inc.

1. Any tenant or guest of any Owner occupying an Owner's Campsite Easement, shall register at the Resort Office immediately upon occupying the campsite.
2. At registration, the tenant or guest will pay a non-refundable registration fee of \$150.00 to Apple Island Resort. The registration fee defrays the cost of administration. The registration fee does not apply to guests who are visiting the easement owner and who stay less than 15 days during a season.
3. Any tenant or guest who does not register with the Resort Office shall not be entitled to occupy the campsite easement or use the common areas or recreational facilities until the tenant or guest shall have registered and paid the registration fee.
4. Each tenant or guest of an Owner shall comply with all of the terms and conditions of the Association's Declaration and the current Resort Covenants. It is the Owner's responsibility to provide the Declaration and the Covenants to his/her tenant or guest.
5. Any tenancy or guest occupancy shall be documented in writing and be subject to review and approval by the Declarant acting as the Resort Manager. The written agreement shall be delivered to the Resort Office prior to tenant or guest occupying the campsite.

The written agreement shall include a provision by which the guest or tenant acknowledges and agrees to comply with the terms of the Association's Declaration and the current Resort Covenants and should include the dates of occupancy. A written agreement is not required for guests who are visiting the easement owner and who stay less than 15 days during a season.

6. The Owner shall provide the Resort Office written instructions regarding the delivery or mailing of electric bills and the person responsible for payment while the campsite is occupied by a tenant or guest and not by the Owner.
7. Notwithstanding anything in these guidelines or the tenancy agreements between the Owner and a tenant, the Owner remains responsible for all financial and other obligations to the Association.