

# Bylaw Briefing: Leasing and Subleasing

Ann Arbor Tower Plaza is a condominium complex. As such its co-owners and residents are covered by a set of bylaws. Among these bylaws is a section governing leasing and subleasing:

- Amended Bylaws, Article VI, Section 2(c) – Leasing and Rental:  
*A Co-owner may lease his apartment for the same purposes set forth in Section 1 above provided the occupancy is only by the lessee and his family. The minimum term of occupancy shall be one (1) year and all leases and rental agreements shall so state. No rooms in an apartment may be rented and no transient tenants accommodated. An exact copy of the executed lease shall be provided to the Association ten (10) days prior to presenting it to the tenant for execution and shall specifically state that the tenant acknowledges that he/she must abide by all of the terms and conditions of the condominium documents including the Association's rules and regulations.*

The consequences of violating this rule may result in fines or possible eviction. A copy of the signed Lease and Lease Addendum must be submitted for the Association's records.

The following information is provided to aid in compliance with this rule:

- A complete copy of the Association's bylaws is available on the website, [www.towerplaza.com](http://www.towerplaza.com), (eClubhouse, Association Documents, Legal, Amended Bylaws).
- An example of the clause that should appear in a lease is as follows:  
**ACKNOWLEDGEMENT of RESPONSIBILITY to COMPLY** with the rules and regulation of the Ann Arbor Tower Plaza Condominium Association as stated in the Association's Amended Bylaws:  
Received \_\_\_\_\_  
(Tenant's signature and date).

A Lease Addendum may also be signed and submitted to the Association in place of this provision which can be obtained by contacting Associa Kramer-Triad or visiting the community website.

- A copy of the lease should be sent to:  
Associa Kramer-Triad Management Group  
1100 Victor's Way - Suite 50  
Ann Arbor, MI 48108  
[customerservice@kramertriad.com](mailto:customerservice@kramertriad.com)
- Any questions regarding this rule can also be referred to Associa Kramer-Triad Customer service by calling (866) 788 5130 or sending them an email at [customerservice@kramertriad.com](mailto:customerservice@kramertriad.com).