

Approved Lease Addendum

Addendum to Lease dated _____ between _____ (Lessor) and _____ (Lessee) for Cypress Chase Condominium "C" Unit _____.

1. **CONDOMINIUM DOCUMENTS:** Lessee hereby agrees to be bound by all the terms and conditions contained in the Declaration and Community Rules and Regulations of Cypress Chase Condominium "C", and any amendments thereto.

2. **NOTICE OF LEASE:** The Unit Owner shall deliver to the Association Office an executed copy of this Lease and Addendum prior to the date on which the Lessee moves any household goods or other personal property into the apartment. Lessor may be subject to a fine of one hundred (\$100.00) dollars per day for each day in which receipt of this Lease and Addendum by the Association exceeds ten (10) days from the date of its execution.

3. **PERMISSION TO MOVE IN OR OUT OF AN APARTMENT:** Lessee is not permitted to move in or out of the apartment without prior approval of the Management Office. The date and time for movement of household goods shall be scheduled in advance with the Association. No move in/out is permitted after 4:30 p.m. on weekdays, or anytime on Saturday, Sunday, or a Holiday.

4. **APARTMENT KEYS:** A copy of all keys necessary to gain access to Lessee's apartment shall be deposited in the Management Office. Such keys are secured in locked cases.

5. **DISTURBANCES:** No resident or guest of any resident shall make any noise, sound, or other disturbances that unreasonably interferes with the quiet enjoyment of other residents.

6. **ODORS/TRASH:** No person shall conduct any activities, which may cause offensive fumes or odors to emanate from the apartment. All garbage, trash and all small articles which fit the trash chute opening are to be placed in small plastic bags, tied shut and placed into the trash chute. Large articles, such as boxes and household items, are to be placed on the floor of the trash room for pickup.

7. **PETS:** No dogs, cats, or other animals are permitted in the apartment. The Association may levy a fine of \$100.00 per day to a maximum of \$1,000 on Unit Owners whose Lessee violates this provision.

9. **ALTERATIONS:** No alterations to the apartment are permitted which in any way relating to the existing electrical, plumbing, heating, air conditioning, or master antenna systems, or relate to structural changes, without compliance with the Alterations Regulation and advance approval of the Association.

10. **WASHER/DRYERS:** Installation of washers and dryers is not permitted.

11. **USE:** No business may be operated in the apartment, which shall be used exclusively as a single, family residence.

12. **CONDITION OF PREMISES:** Lessee shall maintain the apartment in a clean and sanitary manner, to be solely determined by the Association.

13. **REPORTING OF LEAKS:** Lessee shall promptly report to the Association any water leaks or other potentially damaging or hazardous conditions in the apartment.

14. **INSURANCE:** Lessee shall obtain and maintain adequate renters' liability and property insurance coverage during the term of this Lease.

15. **ACCESS TO APARTMENT:** Lessee shall allow the Association, its agents, employees and representatives free access to the apartment at reasonable times, upon notice, except in the case of an emergency, for the purposes of maintenance, repair or replacement of the Common Elements, inspection of the apartment, enforcement of any of the provisions of this Lease and Addendum or the Condominium Documents, or abatement of any violations thereof.

16. **DELEGATION OF LESSOR'S REMEDIES:** Lessor hereby delegates to the Association all his/her rights under this Lease and Addendum, and under law, with respect to the remedies for its breach, so that the Association may exercise any such remedies upon the failure of Lessee to abide by any of the terms and conditions of this Lease, Addendum, or the Condominium Documents. Pursuit of any such remedies by Lessor against Lessee shall not preclude the Association from pursuing any such remedies against Lessee.

17. **LESSOR'S DUTIES:** No provision of this Addendum shall relieve Lessor of any duties for which he/she is otherwise responsible, nor shall any provisions contained herein impose any duty, responsibility or liability upon the Association.

18. **TERM/PREMISES:** This Lease shall be for a term of not less than three (3) months, and shall not be for any portion of the premises less than the entire apartment.

19. **ASSOCIATION CHARGES OR ASSESSMENTS:** (a) In the event Lessor fails to pay any charge or assessment levied by the Association against the Unit constituting the demised premises, and such failure to pay continues for thirty (30) days, the Association shall so notify Lessee in writing of the amount due. Within fifteen (15) days after the date of such notice, Lessee shall pay to the Association the amount of such unpaid charges or assessments, subject however to paragraph 19(b) below. The amount of such unpaid charges or assessments paid to the Association by Lessee after nonpayment by Lessor shall be a credit against and shall offset the next monthly rental installment due to Lessor following Lessee's payment of such charges or assessments to the Association. (b) In no event shall Lessee be responsible to the Association for any amount of unpaid charges or assessments during any one month in excess of one monthly rental installment.

20. **RECEIPT OF DOCUMENTS:** Lessee hereby acknowledges receipt of the Declaration of Condominium and Rules and Regulations.

21. **NO MODIFICATION:** This Lease Addendum shall not and cannot be modified or terminated by any subsequent agreement between Lessor and Lessee.

Date: _____

Lessee

Lessee

Date: _____

Lessor

Lessor

For Association Use Only:

Date Received: _____

Approved by: _____