

Cedarcrest Park Townhomes

LEASING OF UNIT

Compliance with the rules and regulations of CEDARCREST is the responsibility of the unit owner and the leasing party.

UNIT OWNER

1. The unit owner will not lease his unit until all unpaid CEDARCREST expenses (dues, bills, etc.) of assessments and any liens against the unit have been paid in full.
2. The unit owner will have a continuing responsibility for the maintenance of the unit exterior as set forth in the CEDARCREST rules and regulations. Any violations will be the responsibility of the Owner to correct or repair.
3. All repairs or replacements to the unit exterior common element made at the direction of the Board of Directors which were necessitated by the negligence, misuse, or neglect of the tenants as determined by the Board will be charged to and paid by the unit owner.
4. The unit Owner is responsible for his tenants knowing and abiding by all rules and regulations that govern CEDARCREST. The tenant's ignorance of the CEDARCREST rules does not excuse the owner or the tenant for liability due to a violation.
5. Before a unit can be leased, the unit must have suitable interior window curtains or coverings.
6. The unit owner will notify the Board when a unit is leased with the name of the leasing party and the date of occupancy and when a unit is vacated.

UNIT LEASE HOLDER

1. The lessee and the lessee's family will read CEDARCREST Rules and Regulations. The lessee will explain these rules and regulations to minor children.
2. After reading and understanding CEDARCREST rules and regulations, the lessee will sign the "Addendum to Lease Agreement for CEDARCREST PARK TOWNHOMES."
3. The patios, planters, fenced areas and garage will be maintained in a clean and sanitary condition. No materials will be stored in the patios or in such a manner in the garage to prevent parking of one auto mobile.
4. No rooms within a unit may be subleased, and no transient tenants may be accommodated.

