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.

Cedarcrest Park Townhomes

ADDENDUM TO LEASE AGREEMENT FOR CEDARCREST PARK TOWNHOMES

- 1. Owner hereby agrees that he will provide tenant with a copy of CEDARCREST By-Laws, as well as CEDARCREST Association Rules and Regulations. Owner will obtain lessee's signature for same and will return this form to the Board of Directors before lessee moves into the unit. If these documents are not available to the owner, they may be purchased from the Board of Directors.
- 2. Tenant agrees to abide by the written By-Laws and Rules and Regulations of the Association.
- 3. Owner recognizes his obligations to the Association and his liability for the strict adherence to these rules by his lessee.
- 4. If tenants and/or members of his family or his guests are guilty of any violation or breach of CEDARCREST By-Laws or the Rules and Regulations thereof, it shall be deemed a violation of the lease agreement and could result in eviction, payment of damages, and a fine. In case of such violation, the tenant agrees to abide by the final decisions of the Board.
- 5. If any provision of the lease to which this Addendum is attached is in conflict or inconsistent with any of the provisions of this Addendum, the provision of the Addendum shall prevail.

Unit Owner

Lessee

Unit Owner

Lessee

Date

Date