

Oak Hill at Spring Ridge Homeowners Association
LEASE RIDER

PREMISES: OAK HILL AT SPRING RIDGE HOA
LESSOR: _____
LESSEE: _____
DATE OF LEASE: _____

Notwithstanding anything to the contrary contained in the lease, LESSOR and LESSEE further agree as follows:

1. Association Documents LESSEE hereby agrees to be bound by all of the terms and conditions contained in the Declaration, By-Laws and Rules and Regulations ("Association Documents") of the Oak Hill at Spring Ridge as shall apply to the demised premises, and, LESSEE shall comply with and abide by the terms and conditions of the Association Documents, except that LESSEE shall not be liable for payments for regular common expense assessments.
2. LESSEE hereby acknowledges receipt of the Association Rules and Regulations.
3. It is expressly understood that LESSOR shall not be released from any responsibility for payment of all charges and assessments levied by the Association and for compliance with all terms and conditions of the Association Documents including those relating to or restricting the use of the Premises and imposing penalties of r violation of such use restrictions. Provided that, if LESSEE fails to comply with the terms and conditions of the Association Documents, aforesaid, or if LESSEE, its employees, servants, guests or licensees damage any portion of the COMMON ELEMENTS of the Homeowners Association.

LESSEE shall be responsible to pay or to reimburse LESSOR for any assessments made by the Board in connection therewith, and LESSEE hereby indemnifies LESSOR from and against all liabilities, costs and expenses incurred by LESSOR arising from or in connection with any violation of the Association Documents or by any such damage to the association.

4. LESSEE shall not have the right to make any alterations or improvements to the premises without the prior written consent of the LESSOR and the Association's Board.
5. The Tenant shall use the dwelling Unit solely as a private dwelling for the Tenant and members of the Tenant's household as identified in this lease ("authorized occupancy"), and shall not use or permit use of the dwelling Unit for other purpose.
6. The term of the Lease shall be no less than one (1) year.
7. Ten days after the Lease is executed, a copy shall be forwarded to the Management Office (address at the bottom of the page).

Unit Owner Signature

Date

Tenant Signature

Date

Tenant Signature

Date