

RIDER TO LEASE

SUN RIDGE OWNERS' ASSOCIATION INC.

This Rider to Lease of unit located at _____ is made and entered into this day of _____ by _____ and _____ (hereinafter referred to as "Tenant") and Sun Ridge Owners Association, Inc. (the "Association"). In the event of a conflict between this Rider and the Lease, this Rider shall govern.

The Unit Owner and Tenant hereby agree as follows:

_____ **I/We [insert name of Tenant, lessee or other occupants]** (hereinafter referred to as "Tenant") acknowledge receipt of a copy of the Declaration, By-Laws, and Rules and Regulations ("collectively referred to as Governing Documents) of the Association from the Unit Owner, which Tenant has examined to the extent he desires. **I/We** agree to comply with and be subject to the Governing Documents, as same may be amended from time to time. **I/We** further understand and agree that Tenant shall be jointly and severally liable with the Unit Owner for any violations of said Governing Documents by the Tenant and/or Tenant's guests or invitees. **I/We** further understand and agree that any failure of the Tenant to fully comply with the terms and conditions of the Governing Documents shall constitute a default under the lease.

Moreover, **I/We** fully understand and agree that if the owner of the unit that is the subject of this Lease and/or tenancy or occupancy agreement fails to make timely payments to the Association of all duly assessed common expenses, special assessments fines and/or other charges or fees, that Tenant is and shall be responsible for making its rent payments directly to the Association. Tenant further understands and agrees that if the Unit Owner fails to make such timely payment, the Association shall require immediate payment from Tenant and that if Tenant fails to make such payment, the Association may sue to evict Tenant, foreclose on Tenant's rights, collect payment of all rents owed from Tenant, and/or pursue any other legal or equitable remedies against Tenant, including any remedies that are available against the Unit Owner, or would be so available if the Unit Owner still resided in the unit.

Tenant and Unit Owner agree that any rent, lease payment, or other funds due from Tenant to Unit Owners shall be reduced by the amount of any payment that Tenant is obligated to make to the Association, pursuant to the provisions of this Lease Rider and the Governing Documents, as same may be amended from time to time, as a result of the Unit Owner's failure to make any payments to the Association as required.

Tenant and Unit Owner understand and agree that each shall be jointly and severally liable for all reasonable attorneys' fees and costs incurred by the Association in regard to the enforcement of this Lease Rider and any provisions of the Governing Documents, as may be

amended from time to time, including but not limited to attorneys' fees and costs related to prosecuting an action for eviction against Tenant and to collect payment of all amounts owed.

The Unit Owner appoints the Association as its attorney-in-fact for purposes of enforcing against any lessee, Tenant, or other occupant the remedies set forth in this Rider and/or Governing Documents of the Association, as same may be amended from time to time.

OWNER/OCCUPANT INFORMATION

Unit Owner(s) Name

Unit Owner(s) Address

Unit Owner(s) Home Phone

Business/Cell Phone

Tenant(s) Name(s) and Age(s)

Tenant's Home Phone

Tenant's Business/Cell Phone

Tenant's Automobile, Make, Model, License Number

Lease

Dates:

____/____/____

To ____/____/____

From

The Undersigned certify that the information provided herein is true and accurate, and agree to notify the Association of any changes to such information as they occur.

A copy of the executed Lease and this Rider to Lease must be furnished to the Association at least five (5) days prior to commencement of the term of the Lease or any renewal/extension thereof.

Witness:

Unit Owner

Unit Owner

Tenant
