

**SPRING CHASE COMMUNITY ASSOCIATION, INC**  
**Residential Unit Lease Addendum**

**THIS ADDENDUM** to a certain lease (“Lease”) of Spring Chase Community Association Residential Unit No./Street address \_\_\_\_\_ at the Spring Chase Community Association, Inc. (Association”) is made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between \_\_\_\_\_ (“Landlord”) and \_\_\_\_\_ (“Tenant”).

**RECITALS**

- A. Landlord and Tenant have entered into a Lease for the Residential Unit.
- B. Landlord and Tenant enter into this Addendum to comply with the requirements set forth in The Association’s Bylaws and Resolutions.

**NOW THEREFORE**, in consideration of the mutual covenants, promises and agreements contained in the Lease, Landlord and Tenant hereby agree as follows:

**1. Applicability of Association Documents**

**a. Association Documents and Rules:** Tenant’s right to use and occupy Residential Unit No./Street address \_\_\_\_\_ at the Association shall be subject and subordinate in all respects to the provisions of the Declaration of Covenants, Conditions and Restrictions and Bylaws and to such other rules and regulations as the Board of Directors may adopt from time to time. **Tenant acknowledges receiving a copy of the Associations Bylaws, Covenants, Conditions and Restrictions from the Landlord.**

**b. Violations:** Any violation of the provisions of the Association Documents or the Rules and Regulations by the Tenant, Tenant’s family, guests, agent, employees, or invitees shall constitute a material breach. In the event of such violation, the Association shall have the right to take appropriate action, including legal action against the Landlord, the Tenant or both. Landlord and Tenant hereby authorize the Association to take any such Action, and Landlord agrees that Landlord shall pay the Association all costs and Attorney’s fees incurred by the Association in enforcing the Association Documents and In exercising any of the rights and remedies set forth herein.

**c. Indemnification:** Tenant and Landlord, jointly and severally, shall indemnify and hold harmless the Association from and against any damages, direct or indirect, incurred as a result of non-compliance by any of the aforesaid persons with the provisions of any of

the Association's Documents, Covenants, Conditions and Restrictions or any other covenant of the Lease.

**Please print name, signature, contact information, and date:**

**Landlord (Print)** \_\_\_\_\_

Signature \_\_\_\_\_

Contact information \_\_\_\_\_

Date \_\_\_\_\_

**Please print names of all tenants, signature and contact information for lease signee and date:**

**Tenant (s) (Print)** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_

Tenant signature not required unless the tenant is new

Contact information \_\_\_\_\_

Tenant contact not required unless the tenant is new

Date \_\_\_\_\_