

# RENTAL RULES

RULES RELATING TO RENTAL OF A UNIT;

- 1.) A unit owner may rent to another his condominium unit only under the conditions and circumstances described in paragraph 14F of the Amended Declarations (recorded April 4, 2014);
- 2.) All rental contracts ("leases") and amendments thereto shall be in writing and shall be submitted to the Association Board for approval prior to screening the prospective Lessee. No lease shall be valid unless it contains an addendum signed by the unit owner and Lessee conditionally assigning to the Association all lease rent payable by the Lessee and to be activated in the event the unit owner should default in the payment of any monetary obligation owed to the Association. No lease shall be approved by the Association Board unless it is accompanied by cash or check made payable to the Association in the amount of \$500 to be held by the Association as security for faithful adherence by the Lessee to the Association's Rules and Regulations. Said deposit shall bear no interest but shall be held in a separate account.
- 3.) Lessees may not have guests in the leased unit or upon the condominium premises in the absence of the Lessee;
- 4.) No lease shall permit the Lessee to assign or sub-let the leased unit;
- 5.) Prior to the screening of the prospective Lessee, the unit owner shall obtain from the office and deliver to the prospective Lessee a complete copy of the Rules and Regulations of the condominium association.
- 6.) At all times, the owner of a leased unit shall disclose to the Association his current mailing address and a phone number at which he can be reached on short notice.
- 7.) At all times, the Lessee shall disclose to the Association his current work and personal phone numbers at which he can be reached on short notice, together with the year, make, model and tag number of any vehicle parked upon the association property. He shall also provide the Association with an emergency contact name and phone number.
- 8.) No unit may be rented to a Lessee without the assigned parking space being included.
- 9.) No residential lease shall be approved by the Association Board unless both the owner and Lessee have executed both the attached Screening Form and the Addendum to Lease.

NEW; March 04, 2015

121 GOLDEN CONDOMINIUM ASSOCIATION SCREENING FORM

Date: \_\_\_\_\_ Unit #: \_\_\_\_\_

THE FOLLOWING OWNER/TENANT HEREBY ACCEPTS NOTIFICATION, AS EVIDENCED BY THEIR SIGNATURE BELOW:

IN THE EVENT THAT OWNER DOES NOT PAY THE ASSOCIATION MAINTENANCE OR ASSESSMENTS, TENANT AGREES TO PAY HIS OR HER MONTHLY RENT DIRECTLY TO THE ASSOCIATION UNTIL OWNER'S ACCOUNT IS BROUGHT CURRENT AND IS FURTHER INSTRUCTED BY THE ASSOCIATION TO DIRECT RENT TO OWNER.

OWNER/TENANT AGREES TO PAY THE ASSOCIATION A SECURITY DEPOSIT IN THE AMOUNT OF FIVE HUNDRED DOLLARS (\$500.00), PAYABLE UPON SIGNING THIS NOTICE, AS SECURITY FOR TENANTS' FAITHFUL PERFORMANCE OF THE TERMS OF THE LEASE AND THE RULES AND REGULATIONS. THE DEPOSIT WILL BE HELD IN ESCROW FOR THE BENEFIT OF THE TENANT, AND IT SHALL BE RETURNED TO OWNER/TENANT, WITHOUT INTEREST, ON THE FULL PERFORMANCE BY TENANT OF THE PROVISIONS OF THE LEASE AND RULES AND REGULATIONS OF THE ASSOCIATION.

I, THE UNDERSIGNED, HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS OF THE ASSOCIATION.

I FURTHER UNDERSTAND THAT IT IS MY RESPONSIBILITY TO INFORM ANY SUCH GUEST WHICH MIGHT BE VISITING DURING MY LEASE/OWNERSHIP OF SUCH RULES AND REGULATIONS AS I WILL BE HELD ACCOUNTABLE FOR THE ACTIONS OF SUCH GUEST.

I UNDERSTAND THAT MY FAILURE TO PAY RENT, AS DIRECTED ABOVE, TO THE ASSOCIATION OR MY FAILURE TO ABIDE BY THE ASSOCIATION RULES AND REGULATIONS WILL RESULT IN EVICTION FROM THE UNIT.

I HEREBY THROUGH MY SIGNATURE BELOW, AGREE TO ABIDE BY THESE RULES AND REGULATIONS, AS WELL AS THE BY-LAWS OF THE ASSOCIATION.

TENANT:

OWNER:

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**121 GOLDEN CONDOMINIUM ASSOCIATION, INC.  
ADDENDUM TO RESIDENTIAL LEASE FOR UNIT IN CONDOMINIUM**

That certain Residential Lease for Unit in Condominium (the "Lease") executed on \_\_\_\_\_ by and between \_\_\_\_\_ (the "Owner"/"Landlord")  
[date of Lease] [Owner/Landlord]  
and \_\_\_\_\_ (the "Tenant"),  
as to the real property located at \_\_\_\_\_,  
[Address]  
further described as:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (the "Property");

and the Lease shall be amended only as follows:

1. In the event that Owner does not pay common area maintenance fees and any assessments attributable to the Property, Tenant agrees to pay his or her monthly rent directly to 121 Golden Condominium Association, Inc., until Owner's account is paid and brought current and Tenant is further instructed by the Association to redirect rent to Owner.

This Addendum to Residential Lease for Unit in Condominium shall replace and/or otherwise supersede any and all other conflicting and/or contradictory provision(s) and/or term(s) and/or condition(s) set forth in the Lease. Any and all other provision(s) and/or term(s) and/or condition(s) of the Lease and the Addendum shall remain unchanged and otherwise in full effect.

This Addendum may be executed in one or more duplicate counterparts. Counterparts executed and delivered by facsimile shall be binding upon the sending party and shall constitute originals.

Date Executed By Tenant(s) \_\_\_\_\_ Date Executed by Owner(s) \_\_\_\_\_

Tenant: \_\_\_\_\_ Owner: \_\_\_\_\_

Tenant: \_\_\_\_\_ Owner: \_\_\_\_\_