

TIMBER GLEN CONDOMINIUM ASSOCIATION, INC.

This Rider to the Lease between \_\_\_\_\_ (hereinafter "Landlord"/"Unit Owner") and \_\_\_\_\_ (hereinafter "Tenant(s)") entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

It is hereby agreed to as follows:

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS. The provisions of the Association governing documents, including Master Deed, By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provision of the Lease is not consistent with the Association's governing documents, the governing documents will control.
2. VIOLATION OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION. Failure to comply with the Association governing documents as defined in the previous paragraph constitutes a material breach of this Lease and is grounds for eviction. In the event the Tenant violates a provision of governing documents and, after notice by the Association to the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings and notify the Association, then the Association may commence eviction proceedings in the name of the Landlord, As Landlord's attorney in fact, against the Tenant. For the purposes of this paragraph, "eviction proceedings" includes, without limitations, any and all notices required by applicable NJ law, such as notice to cease and notice to quit. The Landlord will then be responsible to pay the Association's legal fees and costs in such proceedings.
3. NO AMENDMENT OR SUBLET. The Tenant will not sublet all or part of the unit being leased without consent of the Association. Any attempted subletting or assignment in violation of this paragraph shall be a material default, and shall be null and void and of no effect.
4. NO PERSON CONVICTED OF A FELONY will be approved to lease.
5. INJURY, DAMAGE OR LOSS. The Tenant promises to give the Unit Owner and the Association prompt notice of any accident to or defects in the water pipes, gas pipes, heating apparatus or other equipment or appliances, or structure in the unit.

The Association may enter the unit without the consent of the Tenant in case of an emergency. The Association shall not be responsible for any damage resulting from such entry except damage caused by its own negligence.

The Tenant is liable to the Unit Owner and the Association for any damage sustained by the Unit Owner of any other unit and caused by the Tenant or the guest, family, agents or employees of the Tenant.

6. FAILURE OF UNIT OWNER TO PAY ASSOCIATION DUES. The Owner expressly assigns to the Association all rents due under this Lease. If a Unit Owner is in arrears of his Association dues including other fines and assessments, all tenant recreational privileges are suspended. The Association may request that the Tenant make payment to the Association of its rent and that the Association will apply it to the Unit Owner's outstanding balance. Any surplus will be sent to the Unit Owner. Failure of the Tenant to make payment of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including but not limited to eviction.

7. OCCUPANCY RESTRICTIONS. This is a \_\_\_\_\_ bedroom unit. Residential units are limited to occupancy by single families, and storage areas are limited to accessory storage, both as defined in the Master Deed. Single families will be defined as a group of individuals living together as a single, non-commercial, non-profit household, cooking and eating together with common kitchen and dining area. No more than two (2) persons in number per bedroom, as designated on the building plans filed with the Hamilton Township, Atlantic County, New Jersey building official may occupy a unit. The following forms of occupancy are prohibited: Single family residences containing three (3) or more individuals who may or may not be related, who are: a) supervised under an institutional or governmental program related to a mental illness, handicap or mental retardation that, by its character or activities, would impose additional supervision, security, administration or insurance burdens in the Association; or b) persons in transition from incarceration. Nothing shall prohibit the unsupervised ownership, occupancy, or other accommodation of persons by virtue of their mental retardation, handicap or familial status as defined by the federal Fair Housing Act.

Name of Occupant: _____	Birthdate: _____
Name of Occupant: _____	Birthdate: _____
Name of Occupant: _____	Birthdate: _____
Name of Occupant: _____	Birthdate: _____
Name of Occupant: _____	Birthdate: _____
Name of Occupant: _____	Birthdate: _____

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT, THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

- All leases for the unit shall be for not less than three (3) months, and no unit shall be leased by the Owner for transient or hotel purposes. No owner shall be permitted to lease any unit more than two (2) times in a twelve (12) month period.
- Any Owner who leases any unit shall, prior to the commencement of such lease, provide to the Association the completed Approval of Lease and Associated Documents package. No unit may be leased without the Regulation of Lease Rider and written approval by the Board of Trustees, or its designated representative.
- All parking rights and recreational privileges associated with the leased unit shall be transferred to the tenant and may not be leased or used by any other unit.
- THE TENANT AGREES TO COMPLY WITH THE RULES AND REGULATIONS OF THE ASSOCIATION AND ACKNOWLEDGES RECEIPT OF A COPY OF THE RULES AND REGULATIONS OF TIMBER GLEN CONDOMINIUM ASSOCIATION, INC. THESE RULES AND REGULATIONS MAY BE MODIFIED OR SUPPLEMENTED BY THE ASSOCIATION FROM TIME TO TIME. THE TENANT WILL ALSO COMPLY WITH THE OCCUPANCY RESTRICTIONS IMPOSED BY LOCAL, STATE AND FEDERAL LAW AND BY THE PUBLIC OFFERING STATEMENT OF THE ASSOCIATION. ANY VIOLATION OF THIS LEASE RIDER OR THE ASSOCIATION LEASE POLICY WILL BE GROUNDS FOR TERMINATION OF THE TENANT'S LEASE.

Failure to comply with this regulation concerning the lease of units shall result in the imposition of a fine in an amount of \$100 per month, (as the same may be adjusted from time to time by the Board), which shall be added to the monthly assessment and collected in the method provided for collecting assessments in the governing documents. In addition, the Board may exercise all its rights permitted by law and the governing documents.

12. The unit may be used as a private residence and for no other purposes.

I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED IN THIS LEASE RIDER.

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TENANT SIGNATURE

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