

Parkside Neighborhood Association
Bedminster, New Jersey

LEASE RIDER

This Rider to the Lease between _____
(hereinafter "Landlord/Unit Owner") and _____
(hereinafter "Tenant") entered into this _____ day of _____, 201__.

IT IS HEREBY AGREED to as follows:

1. **LEASE SUBJECT TO MASTER DEED, BY-LAWS AND RULES AND REGULATIONS.** The provisions governing documents of the Condominium Association, including the Master Deed, By-Laws and Rules and Regulations, 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 governing documents, the governing documents will control.
2. **VIOLATION OF THE MASTER DEED, BY-LAWS AND/OR RULES AND REGULATIONS IS GROUNDS FOR EVICTION.** Failure to comply with the Association's governing documents as defined in the preceding paragraph constitutes a material breach of this Lease and is grounds for termination and eviction. In the event that the Tenant violates a provision of the governing documents and, after thirty (30) days notice by the Board of Directors/Trustees to the Unit Owner, continues to violate the governing documents, the Unit Owner shall have the obligation to commence eviction proceedings and notify the Board of the commencement of those proceedings after notice from the Board, then the Board may commence eviction proceedings in the name of the Unit Owner against the Tenant. The Unit Owner will be responsible to pay the Association's legal fees and costs in such proceedings.
3. **NO AMENDMENTS OR SUBLET.** The Tenant will not sublet all or part of the Unit being leased without prior written consent of the Board.
4. **FAILURE OF UNIT OWNER TO PAY MONTHLY COMMON ASSESSMENT CHARGES (Maintenance Fees).** If a Unit Owner is in arrears of his/her dues or other fines and assessments, all tenants recreational privileges are suspended.

The Board may request that the tenant make payment to it of the tenant's monthly rent, the Board will apply same 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 Board will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including but not limited to termination and eviction.

OCCUPANTS: The following individuals will be occupying the Unit:

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

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

Dated this _____ day of _____, 201__.

WITNESS:

_____ By: _____
Lessee

_____ By: _____
Lessee

WITNESS:

_____ By: _____
Tenant

_____ By: _____
Tenant