

LEASE ADDENDUM AGREEMENT

THIS AGREEMENT is made and entered into on _____,
20____, between High Point Community Property Owners Association, Inc., (hereinafter referred
to as “Association”) and _____, whose mailing
address is _____ (hereinafter referred to as
“Owner”); and _____ (hereinafter referred
to as “Tenant”).

WHEREAS, Owner is the Owner of (property address) _____
located in High Point, which is governed by that certain Amended and Restated Restrictions and
Covenants originally recorded in Official Records Book 1312, Page 1631, Hernando County
Public Records;

WHEREAS, Owner wishes to lease said Unit to Tenant for a lease term commencing on
_____ and expiring on _____; and

WHEREAS, Tenant seeks to take possession under such lease; and

WHEREAS, the foregoing Declaration permits the Association to condition such lease
upon execution and delivery of a lease, and/or lease addendum, containing certain provisions to
protect the Association and residents within the community from certain events associated with
the lease; and

WHEREAS, this Lease Addendum has been adopted by the Board of Directors of the
Association, as a document meeting the terms of the Declaration under such provision.

NOW, THEREFORE, in consideration of the association approving the lease of such
Unit by Owner to Tenant, and for such other good and valuable consideration, the receipt and
sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Owner will furnish the executed Lease Agreement and this Lease Addendum to the
Association prior to occupancy of Tenant. Tenant agrees not to occupy the premises until
its delivery.
2. Tenants’ lease and occupancy of the Unit is conditioned upon Tenants’ compliance with:
 - (a) All terms and conditions contained within the Declaration of Condominium above
described as existing on the date hereof;
 - (b) The Articles of Incorporation and By-Laws of the Association;
 - (c) All Rules and Regulations duly adopted by the Association and/or the
membership, governing the Association; and
 - (d) All applicable laws and ordinances including, but not limited to, the
landlord/tenant laws of the State of Florida and Chapter 617, Florida Statutes, as
all may be amended from time to time.
3. Tenant shall not sublet the Unit without prior written approval of the Association.
4. Owner acknowledges that he/she is responsible for the actions of his/her Tenant(s) and
shall be responsible to insure that Tenant(s) comply with all of the governing documents,

rules, and laws above described, including responsibility for any damages which may arise from Tenants' noncompliance.

5. Owners irrevocably appoints the Association as his/her agent or attorney-in-fact in his/her place and stead to terminate the tenancy of the Tenant(s) and evict them if said tenant(s) violate any of the requirements described in paragraph (2) hereof. The determination of whether a violation has occurred shall be within the sole discretion of the Board of Directors. Owner acknowledges his/her liability, under this document, for all costs and reasonable attorney's fees incurred by the Association in connection with the termination of the lease or tenancy and the evection, should such action be required by the Association.
6. This lease addendum shall not obligate the Association to commence such proceedings against a noncomplying tenant, nor shall it relieve the Owner of his/her obligation to terminate the lease and evict the Tenant(s) for any of the above-described violations upon demand of the Association.
7. It is agreed by all parties hereto that should Owner at any time become delinquent in the payment of any sums and assessments due to the Association during the term of the Lease Agreement, upon written demand by the Association, Tenant shall pay rental payments directly to the Association until such time as it is notified that sums and assessments due to the Association by Owner are current. Association is hereby granted the full right and authority to demand and receive the entire rent due from the Tenant and deduct from the rent all assessments, interest, late charges and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the Owner at such address as the Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Tenant directly to the Owner.

This Agreement is executed the day and year first above written.

OWNER:

TENANT:

Signature

Signature

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