

BAY MEADOW VILLAGE NEIGHBORHOOD ASSOCIATION, INC.
UNIFORM LEASE ADDENDUM

This ADDENDUM (the "Addendum") to that certain Lease dated _____, 20____ (the "Agreement") by and between _____ ("Lessor"); _____ ("Lessee"), and Bay Meadow Village Neighborhood Association, Inc. is made and entered into by the aforementioned parties as of this _____ day of _____, 20____.

WITNESSETH:

WHEREAS, the parties have heretofore executed the Lease: and

WHEREAS, the parties desire to add to the provisions of the Lease as hereinafter set forth:

NOW, THEREFORE, in consideration of the sum of ten dollars (10.00) the mutual covenants herein exchanged, and other good and valuable consideration the sufficiency of which is hereby acknowledged, the parties do hereby recite and agree as follows:

1. Recitals. The statements contained in the recitals of fact set forth above are true and correct, and are, by this reference, made a part of this Addendum.

2. Lessee hereby acknowledges that the leased premises are subject to the Covenants, Conditions and Restrictions of Bay Meadow Village Neighborhood Association, Inc. (the "Association") and Winston Trails Foundation, Inc.. Lessee hereby agrees to comply with and abide by all of the provisions of the Covenants, Conditions and Restrictions together with any and all amendments thereto, the Bylaws of the Association, and the Rules and Regulations (collectively hereinafter referred to as the "Community Documents") provided, further, the Lessee acknowledges that the Community Documents are applicable and enforceable against any person occupying a leased premises to the same extent as against an owner, and a covenant shall exist upon the part of each such Lessee or occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the Declaration and the Bylaws. Notwithstanding anything to the contrary, nothing contained herein shall interfere with nor supersede those certain rights, remedies, and obligations as set forth in Florida Statutes 720, et. seq.

3. Association as Lessor's Attorney-in-Fact. In order to facilitate the Association's duty to maintain a community of congenial residents and occupants of the units and to protect the value of the units and property of the Association and the owners as a whole and further continuous harmonious development of the community, the Lessor constitutes and appoints the Association as its true and lawful attorney-in-fact with the full power of substitution to: (1) evict Lessee for any violation of the Community Documents and/or a breach of the terms of this Addendum; (2) to employ such attorneys, agents, or professionals as shall be required for such purposes; (3) to collect, settle or compromise all outstanding payments due from Lessee in connection with the leased premises; (4) to prosecute and defend all actions or proceedings in connection with the leased premises and the eviction of the Lessee; and (5) to do every act with Lessor might do in its own behalf to fulfill its obligations under the Community Documents and bestowed by Florida's statutes. Lessor and Lessee hereby agree and

acknowledge that this power of attorney, which shall be deemed a power coupled with an interest, cannot be revoked.

4. Upon demand by the Association due to an unpaid monetary obligation of Lessor to the Association, Lessee agrees to pay all monthly/quarterly assessments including special assessments directly to the Association. The amount of the quarterly assessment is \$376.50 and is due on the first day of each quarterly period thereafter. Lessee will not receive quarterly statements or any such coupon book. Lessee shall mail such payment to Bay Meadow Village at 5980 Winston Trails Blvd., Lake Worth, FL 33463 and such check shall be made payable to Bay Meadow Village. Any additional amounts which become due and owing during the tenancy such as late fees, fines for violations, attorneys fees, or other such monies due and owing to the Association shall be billable to Lessee and shall be paid to Association within ten (10) days of receipt of notice of same. Should any check be returned for insufficient funds, the Association shall have the right to demand Lessee deliver all future payments in the form of a cashier's check or certified funds and shall reimburse the Association for any bank charges related to such returned check.

5. The Association shall have direct and immediate right to evict any and all Lessees due to non-payment by Lessor and/or Lessee of any amounts due the Association including without limitation assessments, fines for violations, application fees, or other such amounts due from Lessor and/or Lessee to Association. In addition to the assessment payment obligation referenced herein, the Association shall have the right to demand Lessee make any and all rental payments directly to Association in the event of Lessor's non-payment of any amounts due the Association including without limitation assessments, fines for violations, application fees, or other such amounts due from Lessor to Association. The Association shall have the right to fine Lessee directly for violations of the Declaration. The Association shall have the right to require Lessee to place an additional security deposit directly with Association prior to Lessee's occupancy, in amounts reasonably determined by Association which may be used by Association to reimburse Association for non-payment of any amounts due the Association including without limitation assessments, fines for violations, or other such amounts due from Lessor or Lessee to Association.

6. Injunctive Relief. Lessee and Lessor agree that money damages would not be sufficient remedy for any breach of the Lease or violation of the Community Documents and that, in addition to all other remedies, the Association shall be entitled to injunctive or other equitable relief as a remedy for any such violation of the Community Documents. The Lessor agrees to assign to the Association any and all of its rights which the Association may deem necessary to obtain such injunctive relief upon written demand by the Association, and the Lessee hereby agrees to consent to such assignment. Lessor hereby agrees that in the event that it shall become necessary for the Association to cause the Lessee to be removed from the leased premises by initiating an action for injunctive relief against the Lessor, the Lessor shall be responsible for all costs, charges and expenses of the Association in connection with such action, which shall be added to and become part of the assessment (as that term is defined in the Declaration) against that Lessor's home secured by a lien upon the property.

7. Lessor and Lessee shall be jointly and severally liable for all of Association's attorney's fees and costs related to the enforcement of this Addendum and/or the Lease. Should the Association be forced to institute action herein, venue shall be laid in a court of competent jurisdiction in Palm Beach County, Florida.

[signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year first above written.

“Lessor”

Dated:

Print Name – Lessor

Witness

Print Name - Witness

Witness

Print Name - Witness

“Lessee”

Dated:

Print Name - Lessee

Witness

Print Name – Witness

Witness

Print Name – Witness

“Association”

By: _____

Dated:

Print Name and Title