

**CLEARVIEW HEIGHTS CONDOMINIUM ASSOCIATION  
CONDITIONS APPLICABLE TO THE LEASE OF A UNIT**

UNIT NO. \_\_\_\_\_

UNIT OWNER(S): \_\_\_\_\_

In consideration of the request by the above-named Unit Owner(s) to lease the above-identified Unit in compliance with the Clearview Heights Condominium Association By-Laws and Rules and Regulations, the Unit Owner(s) hereby acknowledge and agree to conform to the following:

1. The lease may not be for a term less than six (6) months (see By-Law Article VI Section 9(e));
2. The lease must name the Clearview Heights Condominium Association as a third party-in-interest thereto and provide that:
  - a. The tenant will be bound by the terms of the Master Deed, By-Laws and Rules and Regulations of the Condominium, including the provisions relating to fines for violations of the said Rules and Regulations (the Owner shall provide a signed statement from the tenant acknowledging receipt of a copy of the Master Deed/By-Laws/Rules and Regulations);
  - b. If the Owner(s) fail(s) to pay the monthly Common Area Charges or any portion thereof and said failure to pay exists for a period exceeding 30 days, the Association may notify the Owner(s) of said deficient payment and demand immediate payment to bring the Unit account current. If the Owner fails to pay within 30 days after the date of the said notice then the Association may send notice of the deficiency to the tenant (with a copy to the Owner(s)) and the tenant will pay the outstanding Common Area Charges directly to the Association and reduce the rental payment to the Landlord accordingly;
  - c. Non-payment of the Common Area Charges or failure to comply with the Condominium Documents shall be grounds for eviction by the Association but shall in no way vitiate or diminish Landlord/Unit Owner's obligation to pay said Common Area Charges; and
  - d. The Tenant may not assign the lease or sublet the Unit without the written consents of the Owner(s) ***and*** the Board of Trustees of the Association.
3. The use of the Property is restricted to housing for single families or for not more than two individuals unrelated by blood or marriage in each Unit and Common

Elements relating thereto (see By-Law Article VI Section 9(a)). In no event, can more than two adults and two children occupy a rented Unit.

4. No pets are permitted in the rented Unit.
5. No open fire grills (grills that use propane or charcoal) are permitted.

I/we have read and understand the above conditions applicable to the lease of the above referenced Unit.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Unit Owner

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Unit Owner

Received this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Clearview Heights Condominium Association

\_\_\_\_\_  
by: \_\_\_\_\_, Trustee

**NOTE: UNIT OWNERS MAY NOT ENTER INTO A LEASE AGREEMENT WITHOUT FIRST SIGNING AND SUBMITTING THIS AGREEMENT TO THE BOARD OF TRUSTEES OF THE CONDOMINIUM ASSOCIATION. A COPY OF THE LEASE SIGNED BY ALL PARTIES ALONG WITH A COMPLETED PROFILE MUST BE RETURNED WITHIN 10 DAYS OF THE DATE THE LEASE IS SIGNED.**