

DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.

STANDARD RIDER TO ALL LEASES  
ENTERED INTO BETWEEN  
UNIT OWNERS AND LESSEES

1. This rider is an integral part of all leases with regard to all units within the subject association. Failure to include this rider in all such leases will subject the unit owners to fines, penalties and/or revocation of privileges as provided for in the governing documents.
2. It is agreed to by the parties hereto that all unit owners/lessee are obligated to comply with the By-Laws and Master Deed of the association, all rules and regulations and resolutions. Failure to comply with the same will subject said parties to fines, penalties and/or evocation of privileges as provided for by said documents. See By-Laws, articles 1.02, 4.02, 5.11 (P).
3. The subject lease shall not be for any period of time less than 180 days. See Master Deed, article 5.19.
4. The lease shall not include the provision of customary hotel services, such as room service for food and beverages, maid service, furnishing laundry and linen, bell boy services, etc. See Master Deed, article 5.19.
5. The lease shall be for the entire unit and not just a portion of the same. See Master Deed, articles 5.03, 5.19.
6. The lease shall be for private, single family residential living for use as a single housekeeping unit. There shall be no more than a total of 3 full time residents of a one bedroom unit; 5 full time residents of a two bedroom unit and 6 full time residents of a three bedroom unit. See Master Deed, article 5.03.
7. Failure of a tenant/lessee to comply with the governing documents shall be a default under the lease. See Master Deed, article 5.19.
8. The unit owner shall deliver a copy of the required written lease with the association. See Master Deed, article 5.19.
9. In the event that a lessee fails to comply with the governing documents, in addition to other remedies, when notified by the association of such violations, the unit owner shall remedy the same within 30 days after notice. If the violation is not remedied, the unit shall immediately at his/her own expense, initiate and diligently prosecute an eviction action. Any such action cannot be settled or compromised without prior written consent of the association. If the owner fails to comply, the association has the right to institute such action as the unit owners attorney-in-fact at the unit owners sole cost and expense including legal fees. Such costs are a lien on the unit to be enforced and collected as common expenses pursuant to the governing documents.
10. The lease of the unit does not relieve the unit owner of the responsibility to pay maintenance, assessments and fines. In the event the unit owner defaults on such payment, it is agreed that rental lease payments shall be assigned to the association to satisfy the same until fully paid. Such assignment shall not place the lessee in default or

breach of the lease. Such assignment shall require rental payments to be made directly to the association, when notified, with notice to the unit owner, until further notice of the association.

11. Any fines imposed by the association due to the conduct of the lessee, shall be the responsibility of the lessee and the unit owner.
12. This lease shall not be valid until such time as a \$100.00 lease processing fee is paid to the association by check made payable to Darlington Ridge Condominium Association, Inc., and forwarded to the association's office at 1225 Mulberry Drive, Mahwah, New Jersey 07430-2342. Leasing without the required lease and rider shall subject the owners and tenants to sanctions per the governing documents and resolutions.
13. Pursuant to municipal ordinance, the owner shall procure a valid smoke detector certificate which shall be provided to the tenant and the association. Failure to procure and provide the same shall subject the unit owner to sanctions per the governing documents and resolutions.

_____	Witness	_____	Landlord
_____	Witness	_____	Landlord
_____	Witness	_____	Tenant
_____	Witness	_____	Tenant

Dated: \_\_\_\_\_