

Addendum D

Additional Rules of the Community

- 1. All units are non-Smoking units. Absolutely no smoking in any unit. All smoking must be done outside the unit, an ashtray or container must be used, all butts must be cleaned up immediately.**
- 2. Tenant may not interfere with the peaceful enjoyment of the neighbors.**
- 3. Please keep T.V., Stereo, and other possible loud noises to a minimum, especially before 10am and after 10pm in the evening.**
- 4. The Tenant shall notify the the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.**
- 5. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.**
- 6. No Propane BBQs allowed. All Barbecuing must be done at least 10 feet from any structure or away from trees.**
- 7. Tenant may have up to 2 folding chairs and a folding table in front of their apartment but must put them inside when not actively using them. No Bikes, exercise equipment, mops, buckets, or any other item not approved by management may be left in front or back of apartment without written permission of Management/Landlord.**
- 8. Tenant to Notify owner of any pest control problems.**
- 9. Tenant will notify Management of any change of phone number or employment.**
- 10. Do not place any signs or banners on or about the Leased premises.**
- 11. Decorating for Special holidays, or events is permissible, however when the holiday or even is over, please promptly remove the decorations.**
- 12. Please do not hang any towels, rugs or clothes over any railings.**
- 13. Landlord does not permit loud gatherings. A disturbance caused by Tenant or Tenant's occupants or invitees that results in any police action or complaints from neighbors is considered sufficient cause for termination of this Lease and action for eviction as permitted by law.**
- 14. Although not required, tenant is encouraged to get renters insurance. Tenant is solely responsible for any damage or loss of the Tenant's personal property to the extent that the law permits.**
- 15. No Food, Grease, paper Towels, Feminine Products or wet wipes to be put down any drain.**
- 16. No Car washing on premises.**

ADDENDUM: ZERO TOLERANCE FOR CRIMINAL ACTIVITY

Landlord:
Tenant:
Leased Premises:

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Landlord has zero tolerance for criminal activity in or around the Leased Premises.

This policy applies to all Tenants, occupants, guests, and any visitors in or around the Leased Premises. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease.

The Tenant understands his/her responsibility to call the police/emergency services and report any suspicious activity observed, and then notify the Landlord.

The Tenant understands that disturbances of the peace not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease.

In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased Premises. This includes but is not limited to illegal drug activity, gang involvement, organized crime and disturbances of the peace.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable Florida, local laws and regulations.

Tenant's Signature: _____ Date: _____

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