

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/lessees 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, 5.09(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 (1) bedroom unit; 5 full time residents of a two (2) bedroom unit and 6 full time residents of a three (3) 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. Tenant/Lessee shall obtain, provide and keep in full force for the benefit of the unit owner during the term of the Lease, liability insurance insuring the Tenant/Lessee and unit against any and all liability or claims of liability arising out of, occasioned by, or resulting from any accident or otherwise in or about the premises for injuries to any person for limits of not less than \$300,000. Such policy and all renewals are to be provided to unit owner at least 15 days prior to expiration or termination date on the policy. Unit owner shall at least 15 days prior to expiration or termination date of policy deliver a renewal or replacement policy with proof of payment to the Association.
10. In the event that a tenant/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.

11. 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 by the Association or its Property Manager, with notice to the unit owner, until further notice of the Association.
12. Any fines imposed by the Association due to the conduct of the lessee shall be the responsibility of the lessee and the unit owner.
13. 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. Leasing without the required Lease and Rider shall subject the unit owners and tenants to sanctions per the governing documents and resolutions.
14. Pursuant to municipal ordinance, the unit owner shall procure a valid smoke detector certificate which shall be provided to the lessee and the Association. Failure to procure and provide the same shall subject the unit owner to sanctions per the governing documents and resolutions.
15. The governing documents of Darlington Ridge Condominium Association, Inc. requires the payment of monthly maintenance. Landlord is entitled to collection of rents pursuant to the terms and conditions of this Lease. Upon the filing of a duly recorded Notice of Lien by the Association against the unit, Landlord hereby assigns to Darlington Ridge Condominium Association, the rental payments for this Lease to be applied toward the unpaid balance of any past due maintenance and all other indebtedness of Landlord to Darlington Ridge Condominium Association, Inc. The terms and conditions of this Rider constitute good and valuable consideration for the assignment and collection of such rents. Tenant, upon notice of the filing of the Notice of Lien, hereby agrees to make such payments in lieu of rental payments directly to Darlington Ridge Condominium Association, Inc. This assignment shall be binding upon and shall inure to the benefit of Darlington Ridge Condominium Association, Inc., its respective successors, assigns, heirs or personal representatives.

Witness

(Unit Owner- Sign)

(Unit Owner - Print Name)

Witness

(Unit Owner - Sign)

(Unit Owner - Print Name)

(Unit owner address)

Witness

(Lessee - Sign)

(Lessee - Print Name)

Witness

(Lessee - Sign)

(Lessee - Print Name)