

RENTAL INFORMATION FORM

PLEASE RETAIN A COPY FOR YOUR RECORDS AND SEND THE ORIGINAL TO:
RIDGE MEADOWS HOA, INC.
c/o Kenrick Corporation, 3495 Winton Place, D-4, Rochester, NY 14623

No Unit may be leased other than as a single-family residence for a term of at least one (1) year. All leases must be in writing and comply with the Association’s Declaration, By-Laws and Rules and Regulations. The Unit Owner must notify the Board of Directors immediately in the event of cancellation or termination of the Lease. Lease renewal or extension requires notice to the Board of Directors at least sixty (60) days prior to the expiration of the lease and prior written approval before the commencement of the renewal/extension term (Automatic Renewal Provisions are subject to Association approval). No tenancy is valid unless the Association’s Lease Addendum is executed and returned to the Association with a copy of the Lease and this Rental Information Form prior to the commencement of tenancy.

Maintenance/Repair Request Must Be Made By the Unit Owner.
Owner is Responsible for Violations Committed By Unit Tenants, Occupants & Guests.

PLEASE PRINT THE FOLLOWING INFORMATION

RENTAL UNIT _____ (circle one) Flower Dale Drive / Flower Dale Circle

OWNER NAME: _____

OWNER Home Phone _____ Work Phone _____ Cell Phone _____

OWNER Residence Address: _____

City, State, Zip Code: _____

LEASE TERM: commencing on _____ and terminating on _____ (mm/dd/yyyy).

All Tenants Names (Print)	Phone	Email address

Vehicle #1: Year _____ Make _____ Type _____ Color _____ Plate/State _____

Vehicle #2: Year _____ Make _____ Type _____ Color _____ Plate/State _____

Pet(s): _____ None _____ Yes (Please Complete & Submit Pet Registration Form)

LEASE ADDENDUM – ADD THIS TO YOUR LEASE

**PLEASE RETAIN A COPY FOR YOUR RECORDS AND SEND THE ORIGINAL TO:
RIDGE MEADOWS HOMEOWNERS’ ASSOCIATION, INC.
c/o Kenrick Corporation, 3495 Winton Place, D-4, Rochester, NY 14623**

**RENTAL UNIT_____ (circle one) *Flower Dale Drive / Flower Dale Circle*
Town of Greece, Monroe County, New York 14626**

This Lease Addendum is made by and between or among:

(Print) _____ (“Landlord/Owner”), and
(Print) _____ (“Tenant(s)”)

and made a part of that certain lease by and between or among said persons dated

_____ (month), _____ (day), 20__ (year) (the “Lease”), for the above-reference premises located within the property subject to the jurisdiction of Ridge Meadows Homeowners’ Association, Inc. (the “Association”).

Landlord/Owner and Tenant(s) each acknowledge and agree as follows:

1. That the Lease and tenancy is subject to the approval of the Association and may not be modified, amended, renewed, extended or assigned, without prior written consent of the Association’s Board of Directors (the “Board”).
2. That the Lease and tenancy is subject to the terms, conditions, provisions and covenants of the Association’s Declaration, By-Laws and Rules and Regulations of the Association (“Association Governing Documents”) as may be amended before or after the execution of the Lease and this Lease Addendum.
3. That any term, condition or provision of the Lease shall be invalid and unenforceable to the extent that same is inconsistent or in conflict with any term, condition, provision or covenant of the Association Governing Documents which shall control.
4. That the Unit shall only be used as a single-family residence with no more than two (2) persons being permitted to occupy each bedroom. The basement, living room, garage, etc., may not be used as a bedroom for the purposes of occupancy.
5. That the use of the Unit for any business or commercial purposes is strictly prohibited.
6. That the Tenant(s) shall not sublease the Unit or Garage.
7. That the Tenant(s) and any occupant(s) of the Unit shall comply with all provisions of the Association’s Governing Documents (including any amendments made during the tenancy) and if any Tenant or occupant fails to comply with the aforesaid

provisions, the Association is authorized by the Landlord/Owner to terminate the Lease and bring summary proceedings in the name of the Landlord/Owner to evict the Tenant(s) and any occupants and the Landlord/Owner shall reimburse the Association for all costs and reasonable attorneys' fees.

8. That the Tenant(s) have read and are fully aware of the Association's Pet Restrictions and Registration requirement and shall comply with same at all times during tenancy.

9. That the Landlord/Owner shall be responsible for any violation of the Association's Declaration, By-Laws or Rules and Regulations by any occupant, Tenant and/or visitor (including contractors) of the Unit.

10. That the Tenant(s) shall be permitted no more than two (2) vehicles on the Property as identified in the Rental Information Form which should be parked in the Unit's Garage or driveway.

11. That the Tenant(s) acknowledge and agree to all rights of entry and easements in favor of the Association (and its agents) granted under the Association's Governing Documents.

12. That if the Landlord/Owner fails to pay any assessment made by the Association (including common charges, special assessments and charges for attorneys' fees, costs, damages, fines, late fees and interest), the Association shall be entitled to demand that the Tenant(s) pay all sums due as rent to the Association until such time as all such assessments are paid in full; Tenant(s) agrees to honor such demand and the Landlord/Owner agrees the Tenant(s) shall have no liability to the Landlord/Owner for any sums so paid to the Association. The Landlord/Owner further authorize the Association and its manager and attorneys to communicate with the Tenant(s) and occupants of the Unit concerning said debt collection.

13. That the Association may evict the Tenant(s) after entry of the Judgment of Foreclosure with thirty (30) days prior written notice notwithstanding that the Lease term has not expired.

14. That neither the Lease nor this Lease Addendum creates any rights of privity of contract or estate between or among the Tenant(s) and the Association for the provision of any services. Tenant(s) shall have no rights to participate in the annual meeting of Owners or enjoy any other right or privilege of a Landlord/Owner by virtue of the Lease, this Lease Addendum or the tenancy.

15. That the Landlord/Owner shall furnish the Tenant(s) with complete copies of the Association Governing Documents prior to tenancy as well as any and all notices from the Association or its manager or attorneys thereafter as applicable under the circumstances.

16. That the Landlord/Owner and Tenant(s) shall provide the Association a complete and executed copy of the Lease and Rental Information Form prior to the commencement of tenancy.

17. That this Lease Addendum shall be effective as of the effective date of the Lease and shall survive any extension, renewal expiration, termination or cancellation of same.

IN WITNESS HEREOF, the parties hereto have executed this Lease Addendum as of the date(s) set forth below.

Landlord/Owner _____ **Dated** _____

Landlord/Owner _____ **Dated** _____

Tenant _____ **Dated** _____

Tenant _____ **Dated** _____