

MURIETA OWNERS' ASSOCIATION

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RIDER TO LEASE AGREEMENT

Note to owner of Murieta unit: This document must be completed in full, signed by the Lessor and Lessee and delivered to the Murieta Owners' Association with a completed Emergency Contact Form at the address indicated above before the leased unit is occupied by the Lessor.

The on-site office must be noticed of pending change in tenancy 30 days in advance. Due to the Association's rental restriction and resulting long Rental Waiting List, rental units exceeding 60 days vacancy or failing to comply to the 30 day pre-vacancy notice, may be subject to a Hearing, Fines and / or loss of rental privileges.

Address of Unit being leased: _____

Murieta MR number: _____

Date that lease is to begin: _____

Name and mailing address of unit
Owner (Lessor) _____

Telephone number(s) of Lessor
(day and evening): _____

Name and mailing address of person
renting or leasing unit (Lessee) _____

Telephone number of Lessee
(day and evening): _____

Name of every person who will be occupying the leased unit:

Lessor and Lessee hereby represent as follows:

1. Lessor has provided Lessee with copies of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Murieta, A Condominium Project ("CC&Rs"); Amended and Restated Bylaws of Murieta Owners' Association; and the rules and policies of Murieta Owners' Association. These documents are referred to herein as "Association's Governing Documents".

2. Lessee hereby represents that he or she has been provided with the current rules and regulations of Murieta Owners' Association as an attachment to this Rider to Lease Agreement and has reviewed the rules and regulations prior to executing this Agreement.

3. Lessee understands and agrees that the Association's Governing Documents are part of the lease of the unit and that Lessee is required to comply with all of Association's Governing Documents including any such documents adopted after the execution of this Rider to Lease Agreement, and that Lessee's failure to comply with such documents may result in loss of Lessee's right to use common facilities and that fines may be levied against the Lessor and that Lessor may evict Lessee for repeated violations of the Association Governing Documents.

4. Lessor understands and agrees that Lessor will be responsible for any violation of the Association's Governing Documents by Lessee and may be subject to fines for any such violations by Lessee. Lessor agrees, after receipt of a written request by the Association and a reasonable investigation by Lessor, to institute eviction proceedings against Lessee for repeated violations of the Association Governing Documents.

5. If the terms of this Rider to Lease Agreement conflict with any term in the lease agreement of which it is a part, the terms of this Rider to Lease Agreement shall govern.

6. Lessor and Lessee understand that the Association will rely upon the statements and assurances in this document in permitting the unit described above to be leased.

The undersigned hereby declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: _____

Lessor: _____

Dated: _____

Lessee (s): _____
