

# The Ridings at Brookside

## Condominium Association

RE: RENTAL POLICY  
RIDINGS AT BROOKSIDE CONDOMINIUMS

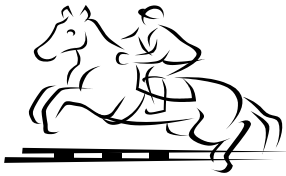
Dear Homeowner/Investor:

If you plan to rent your property, the following procedures must be adhered to:

1. The attached LEASE ADDENDUM must be completed and attached as part of the lease between your tenants and yourselves.
2. Minimum term of lease shall be 6 months.
3. Copy of Lease Agreement, including Lease Addendum, must be returned to the Management Office within 10 days after signing of same.
4. Tenant shall complete a DATA SHEET which should be returned with the fully completed lease and signed Lease Addendum
5. Failure to comply will result in a \$50.00 per month fine, charged to the Investor/Owner.
6. Investor Owners are responsible for supplying their tenants with the current Rules & Regulations and advising the tenants of their responsibility to abide by the Rules.

Although your tenant will be living here at Ridings at Brookside Condominiums, our relationship is between the Ridings at Brookside Condominiums and our owners, not with the tenants. Should a tenant violate the rules and regulations, condominium documents, etc., the owner will be assessed penalties. Owners are responsible for the actions of their tenants.

Importantly, tenants be advised that although they are welcomed as residents here at Ridings at Brookside, their strict adherence to the Condominium rules and regulations is absolutely necessary. The growth and strength of your community lies with the compliance with the Association by all parties – owners and tenants alike.



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### LEASE RIDER ADDENDUM

PREMISES: \_\_\_\_\_

LESSOR(OWNER): \_\_\_\_\_

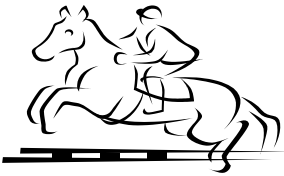
LESSEE(TENANT): \_\_\_\_\_

DATE OF LEASE: \_\_\_\_\_

Notwithstanding anything to the contrary contained in the lease, LESSOR and LESSEE further agree as follows:

1. Association Documents LESSEE hereby agrees to be bound by all of the terms and conditions contained in the Declaration, By-Laws and Rules and Regulations ("Association Documents") of the Ridings at Brookside Condominiums as shall apply to the demised premises, and, LESSEE shall comply with and abide by the terms and conditions of the Association Documents, except that LESSEE shall not be liable for payments for regular common expense assessments.
2. LESSEE hereby acknowledges receipt of the Association Rules and Regulations.
3. It is expressly understood that LESSOR shall not be released from any responsibility for payment of all charges and assessments levied by the Association and for compliance with all terms and conditions of the Association Documents including those relating to or restricting the use of the Premises and imposing penalties for violation of such use restrictions, provided that, if LESSEE fails to comply with the terms and conditions of the Association Documents, aforesaid, or if LESSEE, its employees, servants, guests or licensees damage any portion of the COMMON ELEMENTS of the Condominium.

LESSEE shall be responsible to pay or to reimburse LESSOR for any assessments made by the Board in connection therewith, and LESSEE hereby indemnifies LESSOR from and against all liabilities, costs and expenses incurred by LESSOR arising from or in



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connection with any violation of the Association Documents or by any such damage to the association.

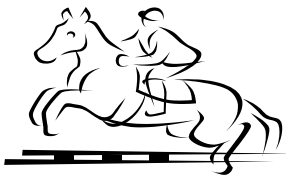
4. LESSEE shall not have the right to make any alterations or improvements to the demised premises without the prior written consent of the LESSOR and the Association's Board.
5. The LESSEE shall use the dwelling Unit solely as a private dwelling for the Tenant and members of the Tenant's household as identified in this lease ("authorized occupancy"), and shall not use or permit use of the dwelling Unit for other purpose.
6. Ten days after the Lease is executed, a copy shall be forwarded to the Danella Management Office.

WITNESS: \_\_\_\_\_  
LESSEE

\_\_\_\_\_  
LESSEE

WITNESS: \_\_\_\_\_  
LESSOR

\_\_\_\_\_  
LESSOR



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### TENANT DATA SHEET

Dear Owner/Investor:

Please supply the following information regarding your tenants currently living at Ridings at Brookside. Please return to the Danella Management Office along with the fully executed lease and addendums within 10 days after lease is signed.

UNIT ADDRESS: \_\_\_\_\_

A. TENANT'S NAMES- MR./MRS./MS.

#1 \_\_\_\_\_ AGE \_\_\_\_\_

#2 \_\_\_\_\_ AGE \_\_\_\_\_

#3 \_\_\_\_\_ AGE \_\_\_\_\_

#4 \_\_\_\_\_ AGE \_\_\_\_\_

HOME PHONE# \_\_\_\_\_ Email Address: \_\_\_\_\_

#1 WORK PHONE# \_\_\_\_\_ #2 WORK PHONE# \_\_\_\_\_

#1 CELL PHONE# \_\_\_\_\_ #2 CELL PHONE# \_\_\_\_\_

B. AUTOMOBILE INFORMATION

YEAR	MAKE/MODEL	COLOR	LICENSE #/STATE

C. EMERGENCY CONTACT: \_\_\_\_\_

PHONE # \_\_\_\_\_

D. PETS (IF ANY) \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**\*\*NOTE: ALL INFORMATION MUST BE SUPPLIED\*\***

**Email to [ekahn@danellarealty.com](mailto:ekahn@danellarealty.com), or mail to address below.**

Management: Danella Realty & Management Company, Inc.

P.O. Box 1017, Blue Bell, PA. 19422-1017 Phone 1-866-DANELLA Fax (610) 834-6204