ADDENDUM

This Addendum is made this _____ day of _____, _____, by and between

_____ (hereinafter called "Lessor"), _____,

_____ and _____

(hereinafter called "Lessee") adds the following provisions to the residential lease agreement (for the period from

_____to_____entered into

between Lessor and Lessee dated _____ ("Lease") for

the lease of the property located at _____ ("Unit"): _____

      1.   Lessee and Lessor acknowledge that the Unit and this Lease are subject to the Declaration for Hillsboro Condominiums ("Declaration"), the Articles of Incorporation of Hillsboro Condominium Owners Association, Inc. ("Articles"), the Bylaws of Hillsboro Condominium Owners Association, Inc. ("Bylaws") and administrative rules and regulations adopted by the Board of Directors of Hillsboro Condominium Owners Association, Inc. ("Association"). Association shall be a third party beneficiary of this addendum.

      2.   Lessee shall comply strictly with the Declaration, the Articles, the Bylaws, and the administrative rules and regulations adopted pursuant thereto, as any of the foregoing may be lawfully amended from time to time. Lessee shall control the conduct of his or her family and guests in order to assure compliance with the foregoing and shall indemnify and hold Lessor and the Association harmless for any such person's failure to comply. Lessee acknowledges that the violation by Lessee, or any occupant or person living with Lessee, of any provision of the Declaration, Bylaws, or the rules and regulations adopted thereunder, shall constitute a default under this Lease.

      In order to enforce the provisions of this Addendum, the Association may bring an action against the Lessor or Lessee for damages or injunctive relief or may impose any other sanction authorized by the Declaration or Bylaws or available at law or in equity including, without limitation, the right to suspend the Lessee's use of Common Elements and to impose fines upon Lessor or Lessee for such violations. Failure by the Association to enforce any of its rights shall not be deemed a waiver of the right to do so thereafter.

      Lessee and Lessor hereby represent that Lessee has been given a copy of the Declaration, Articles, Bylaws, and rules and regulations of the Association, that Lessee has read them, and that Lessee is bound by them.

      If Lessee or a person living with Lessee violates the Declaration, Articles, Bylaws or a rule or regulation for which a fine is imposed, the Association shall have the option to assess a fine against Lessee; provided, however, if the fine is not paid by Lessee within the time period set by the Board of

Please send this lease addendum to:

Hillsboro Condominium Owners Association
6015 Lehman Drive Suite 205
Colorado Springs, CO 80922

OR

Submit online