

The rules and regulations of Goldenrod Villas Condominium Association, Inc. state that units are for single-family residence. Please state the name and relationship of all other persons who will be occupying the unit regularly.

NAME _____ RELATIONSHIP _____

NAME _____ RELATIONSHIP _____

NAME _____ RELATIONSHIP _____

PERSON TO BE NOTIFIED IN CASE OF EMERGENCY _____

ADDRESS _____ PHONE (____) _____

VEHICLE INFORMATION (no more than 2)

Make of Car(s) _____ Year _____ Lic Plate No. _____ State _____

Make of Car(s) _____ Year _____ Lic Plate No. _____ State _____

NOTE: NO COMMERCIAL VEHICLE ALLOWED

PET INFORMATION (no more than 2)

PETS: TYPE _____ BREED _____ WT _____ TYPE _____ BREED _____ WT _____

The following pets will not be accepted under any circumstances: Pit bulls (staffordshire terriers), chows, rottweilers, siberian huskies, akitas, malamutes, presa canarios and wolf-hybrids.

ALL APPLICATIONS MUST INCLUDE AN EXECUTED COPY OF THE PRIMARY LEASE AND THE ASSOCIATIONS LEASE ADENDUM SHALL BE ATTACHED TO THIS LEASE AND MUST BE COMPLETED ENTIRELY. (PRINT OR TYPE) AN **APPLICATION APPROVAL FORM FEE OF \$100.00 IS TO ACCOMPANY THIS FORM. Remittance payable to: Goldenrod Villas Condominium Assoc. Inc.**

I (we) have received and agree to abide by Goldenrod Villas Condominium Assoc., Inc. covenants and restrictions, rules and regulations and any amendments thereto in effect within the terms of my (our) occupancy.

DATED THIS _____ DAY OF _____, 20_____

APPLICANT _____ APPLICANT _____

OWNERS MAILING ADDRESS IF CHANGED

HOME PHONE# (____) _____ WORK PHONE# (____) _____

IF PROPERTY IS TO BE MANAGED BY MANAGEMENT COMPANY

MANAGEMENT COMPANY _____

CONTACT PERSON _____ PHONE _____

LEASE ADDENDUM GOLDENROD VILLAS CONDOMINIUM ASSOCIATION, INC

Renter agrees to abide by all provisions of the Association's Declaration of Covenants, Conditions and Restrictions, Bylaws, Rules and Regulations, and all other applicable governing documents (the "Governing Documents"). Renter acknowledges receipt of a copy of the Governing Documents. Renter further acknowledges that Renter's failure to abide by the terms of the Governing Documents shall constitute a material breach of this Lease Addendum and the Lease.

The parties agree that all the covenants and agreements contained in this Lease Addendum shall be deemed to be part of the Primary Lease and incorporated entirely therein as if included originally. The parties further agree that, in case of a conflict between the terms of this Lease Addendum and the Primary Lease, the terms of this Lease Addendum shall take precedence.

The Lease is subject to and consistent with the provisions of the Governing Documents, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Governing Documents, the provisions of the Governing Documents shall take precedence. Member/Landlord hereby transfers and assigns to Renter for the term of the Lease any and all rights and privileges that Member/Landlord has to use the Association's common elements, including, but not limited to, the use of any and all recreational facilities and amenities. Member/Landlord and Renter acknowledge that the Association reserves the right to withhold access to common element amenities from Renter for any reason that it would, under the terms of the Governing Documents, be authorized to refuse a member such access, including Renter's failure to comply with any of the provisions of the Governing Documents, or Member's/Landlord's failure to pay monthly assessments when due.

Renter shall have the right to park [] automobile(s) in the Association parking lot. All occupants' vehicles must be registered with the Association, and must have a parking permit affixed to the windshield behind the rear view mirror. Vehicles without a permit will be towed. Renter must provide an executed copy of the Lease and Lease Addendum to the Association. Renter must follow all of the Association's parking rules, which can be found in the following and is subject to the penalties stated therein for all violations:

USE RESTRICTIONS article 19.7 page 10 Declaration of Condominium

19.7 Parking. No truck or other commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors, except such temporary parking spaces provided for the purpose as may be necessary to effect deliveries to the condominium, the association, or unit owners and residents. No boats, trailer, recreational vehicles, campers, inoperable or unsightly vehicles shall be parked on the condominium property for more than twenty-four (24) hours. The association shall have the power to move or tow away any such property and the association is specifically granted the rights and benefits of Section 715.07 Florida Statutes. Ownership of a condominium unit shall entitle the owner thereof to use of not more than two automobile parking spaces, which shall be as near and convenient to said unit as reasonably possible, together with the right of ingress and egress in and upon said parking area. The association shall permanently assign two vehicle parking spaces for each condominium unit.

Tenant Initial _____

Owner Initial _____

Continued page 2 of 2

LEASE ADDENDUM GOLDENROD VILLAS CONDOMINIUM ASSOCIATION, INC

In the event of a default by Renter in the performance of the terms of the Primary Lease or this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, then. In addition to all other remedies which it may have, the Association or its representative shall notify the Member/Landlord of the default(s) and demand that they be corrected through the Member's/ Landlord's efforts within 30 days after such notice. If the default(s) is not corrected within the 30-day period, the Member/Landlord shall immediately thereafter, at his or her own cost and expense, institute and diligently prosecute an eviction action against Renter. The eviction action shall not be settled without the prior consent of the Association or its representative. In the event the Member/Landlord fails to fulfill the foregoing obligation, the Association shall have the right, but not the duty, to institute and prosecute an action as attorney-in-fact for the Member/Landlord, at the Member's/Landlord's sole cost and expense, including all legal fees incurred. The Member/Landlord hereby irrevocably names, constitutes, appoints and confirms the Association as his or her attorney-in-fact to take all such actions as it deems appropriate on his/her behalf. All costs and attorney's fees incurred by the Association to enforce the terms of the Primary Lease or of this Lease Addendum, or of the Declaration, Bylaws, and/or Rules and Regulations of the Association, or to evict Renter pursuant thereto, will be assessed against the Unit and the owner thereof, and shall be deemed to constitute a lien on the Unit involved. The Association may enforce collection of the lien in the same manner as an assessment. Both the Member/Landlord and Renter acknowledge that the Association is a third-party beneficiary of the Primary Lease and Lease addendum.

Owner

Owner

(_____)
Tenant initials

APPLICATIONS MUST BE APPROVED BY THE BOARD.
DO NOT WRITE PAST THIS SECTION FOR OFFICE USE ONLY

BOARD OF DIRECTORS: APPROVED____DISAPPROVED____ DATE _____

BY_____TITLE _____

BY_____TITLE _____

BY_____TITLE _____

COMMENTS:_____

REMITTANCE RECEIVED

APPLICATION FEE(S)_____FORM OF FUND_____DATE_____

APPROVAL FORM FEE_____FORM OF FUND_____DATE_____

PAPERWORK COMPLETED_____AWAITING_____

Yes/no

item(s)

Goldenrod Villas Condominium Association, Inc.
C/o Flarent, Inc.
1488 Seminola Blvd
Casselberry, FL 32707

407-339-5797, Fax 407-339-6763