

RIDER TO LEASE

This Rider is added to the attached lease in accordance with the Rules and Regulations of The Woods at Countryside Condominium Association. By this Rider, the undersigned parties to said lease expressly acknowledge that, as required by the Illinois Condominium Act, every lease and the parties thereto, shall be subject in all respects to the provisions of said Declaration as well as the By-Laws and Rules and Regulations of the Association, and any failure by the lessee to comply with the terms thereof shall be at default under the lease.

The Board of Directors of The Woods at Countryside Condominium Association (the "Board"), shall be a third party beneficiary of said lease and shall be entitled to pursue all legal and equitable remedies available to either party under the lease in the event of any default. No rights of the Board shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

Lessor (Landlord): _____ Lessee (Tenant): _____

Lessor (Landlord): _____ Lessee (Tenant): _____

Emergency Phone-Home-Lessor: _____ Work-Lessor: _____

Date: _____

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Please provide the following Lessee information for the Association's use only.

Emergency Phone:

Home: _____ Alternate: _____

Work: _____ Cellular: _____

Home Address: _____ City/State/Zip: _____

ACKNOWLEDGEMENT OF TENANT OBLIGATIONS AND ASSOCIATION RIGHTS UNDER THE CONDOMINIUM DOCUMENTS

1. The undersigned (the "Tenant") acknowledges that:

- a. The tenant has received a copy of the Association's Declaration, By-Laws and Rules and Regulations (the "Condominium Documents") and has had the opportunity to ask questions about the Association and the Condominium Documents.
- b. The tenant is required to comply with the provisions of the Condominium Documents and that should the tenant fail to comply, a fine could be imposed on the tenant and/or the tenant's lease could be terminated and eviction proceedings instituted against the tenant seeking eviction of the tenant.
- c. The Association or its Managing Agent is not responsible or accountable to the tenant for any representations made to the undersigned by the Unit Owner, real estate sales persons, attorneys or other parties.
- d. The Association or its Managing Agent is not the owner of the unit being rented and is not liable to the tenant for the Unit Owners failure to provide the services required to be provided pursuant to the lease.

- e. Access to the unit must be provided upon 48 hours notice to make repairs to the common elements of the property or those portions of the unit affecting the common elements or other units on the property. In the event of emergencies, the Association or its agent may enter the premises without notice.
- f. No repairs to any portion of the common elements of the Association may be made, and that any repairs to the unit shall be performed in accordance with the Condominium Documents.
- g. Tenant(s) understand(s) that in the event that any of the occupants of the unit are found guilty of violations of the Declaration, By-Laws and/or Rules and Regulations of the Association, tenants right to occupy said unit may be terminated.

2. The following people, and/or only the following people will reside in the unit.

3. The following vehicle(s), and only the following vehicle(s) will be parked on the Association property:

4. (If applicable) the following pet(s), and only the following pet(s) will be kept in the unit.

I hereby certify that the above statements are true. I further authorize The Woods at Countryside Condominium Association, or its deemed authorized Agent, to make whatever investigation may be deemed necessary including but not limited to a credit investigation.

Signed this _____ day of _____, 20____

TENANT(S):
