CFN # 104148612, OR BK 37797 Page 1058, Page 1 of 16, Recorded 07/09/2004 at 01:07 PM, Broward County Commission, Deputy Clerk 2005

VILLAGE BY THE SEA CONDOMINIUM APTS., INC
C/o Pro Property Management, Inc.
2176 West Oakland Park Blvd.
Ft. Lauderdale, Fl. 33311
(954) 733-3100 (954) 735-5002 Fax

THE FOLLOWING ARE THE
RULES AND REGULATIONS OF VILLAGE BY THE SEA
WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

SCREENING:

1. All prospective residents whether owners or lessees of Village by the Sea Condominiums buildings C and D must be properly screened before entry into the community. Applications for screening can be obtained from the Property Management Company.

THIS IS NOT AN OFFICIAL COPY

2. All relatives, guests, children, etc. shall abide by the Rules and Regulations as any other resident.

3. SCREENING FEE: At the discretion of the Board of Directors there shall be deposited and delivered to the association a reasonable screening fee. All checks should be made payable to Village by the Sea

SALES AND RENTALS:

4. Any lessee upon the premises must pay an additional $250.00 common ground security deposit. Should no damages or problems arise, these funds will be fully refundable upon vacating the premises.

5. All potential residents will need to complete an application for residency. A copy of the purchase agreement and/or a copy of the lease or agreement to enter into a lease must be attached together with a copy of driver's license and vehicle registration and turned into the management company. If this is for a sale then a contract for sale must accompany the same documents. On receipt of the completed application, together with all requested documents a criminal, credit, past tenant history and employment history will be checked. Any application that reveals criminal background will not be approved for the community. However, such approval for a lease or rented unit will not be unreasonably withheld without cause. Not withstanding anything contained in the documents to the contrary the Board of Directors of the association should have the right to withhold consent and approval of any prospective lessee in the event that the prospective lessee should automatically violate or breech any terms, condition, restriction, or regulation under the documents of their community. All units must be owner occupied for two years before said unit can be leased to someone else.

6. No owner shall supervise, direct, or attempt to assert any control over any of the employees of the association or the management company, employed by the association and no owner shall regress at any such employee undertake any private business for any owner during such employees working hours.

7. Any lease not authorized pursuant to the terms of the community shall be void unless subsequently approved by the association in writing.

8. Rental of any apartment shall be for a period of not less than three (3) months during any year. The recurring use of any apartment for any purpose during the same year (by other than blood related relatives without the presence of the unit owner) is not permitted.

9. Use of units is restricted to SINGLE-FAMILY occupancy and are not to be used as a "HOTEL". In no event shall occupancy EXCEED three (3) Persons in a ONE-BEDROOM unit and five (5) persons in a TWO-BEDROOM unit, unless approved in advance, in writing by the board. Tenants must DISCLOSE the names of ALL persons who, during the term of their lease, will be residing in the apartment.

THIS IS NOT AN OFFICIAL COPY

10. In the absence of the owner, the management must be notified at least 48 hours in advance of any relative that have permission to use the apartment. Blood relatives include: Spouses, parents, parents-in-law, brothers, sisters, children and grandchildren, cousins, etc.

11. Sub-leasing, in whole or part, of any apartment is NOT PERMITTED.

12. The unit owner must arrange to transfer unit rules, utility and mailbox keys to the tenant or prospective buyer.

13. All moving is to be done Monday through Saturday, 9:00 a.m. to 6:00 p.m. No moving is permitted on Sundays and Holidays. In the event of moving in all prospective buyers and tenants must use the back gate only.

14. Any damage to the buildings, recreational facilities, common areas or equipment caused by an owner, occupant, licensee, invitee or children in the event of moving in shall be repaired at the owners expense.

15. Unit owner, upon sale of his unit, must provide new owner with certified copies of his documents and any information, coupon books, etc. relating to maintenance fees.

16. The owners and tenants are responsible for the action or behavior of the children, occupants, licensees and invitees and will be held accountable. Any damage to the buildings, recreational facilities, common areas or equipment caused by an owner, occupant, licensee, invitee or children shall be repaired at the expense of the unit owner.

17. Any resident who has a guest in the building for thirty (30) days or more will be considered a resident and must be screened and abide by the Rules and Regulations of the community.

18. Every owner, occupant, licensee, and invitee shall comply with these Rules and Regulations as set forth herein, and all Rules and Regulations which change from time to time may be adopted, and the provisions of the Declaration , By-Laws and Articles of Incorporation of the Association, as the same may be amended from time to time. Failure of an owner, occupant, licensee or invitee to so comply shall be grounds for action to recover sums due to damages, injunctive relief or any combination thereof. Owner shall pay the costs to the Association of any enforcement efforts.

19. Purchase of multiple units for rental and/or investment purposes is prohibited. A non-residential owner is limited to the purchase of one unit. A full time resident (as defined by a valid homestead exemption of 3 consecutive months of residence annually) may purchase one additional unit upon discretion and approval by the Board.

20. A $100.00 application fee must be submitted to the Board for approval. This goes for ALL new resident applicants and/or their renters. If a renter is staying on for a second year, a second fee is NOT required, however, Board approval is required prior to extension/re-signing of any lease.

THIS IS NOT AN OFFICIAL COPY

21. For any violations of 1, 2, 3, or 4 above, the owner, occupant, licensee or invitee shall be liable for a fine of $100.00 a day up to $1,000.00 per incident. Each day the violation exists shall be deemed a separate offence and the Association may levy said fine(s) against a unit in keeping with the Provisions of the By-Laws and Florida Statute 718.33(3).

22. Upon purchase, each unit must be OWNER OCCUPIED for a minimum of two years before such unit can be leased out.

PARKING/AUTOMOBILES:

1. There is one parking space per unit. Assigned parking will be enforced. All residents must park in the assigned space for there apartment. Owners who use other owner's parking space must have permission in writing from that owner.

2. No large size vans, vans with signs, commercial or other trucks, trucks with signs and camper or trailer or recreational vehicle of any type, or boat of any size, shall be parked overnight or brought onto the condominium property, except for vehicles delivering goods or furnishing services or mini-vans or regular vans used by handicap persons, if approved in advance by the association with appropriate restrictions or regulations of use set forth in said approval to safeguard the accessibility of the vehicle to the handicapped user and to prevent damage to or lack of access to surrounding property or facilities.

3. Repairing vehicles on the condominium property is prohibited.

4. No vehicle shall be parked in such a manner as to impede to prevent access to other parking spaces. Vehicles, which cannot operate under their own power, shall not be parked on condominium property for more than twenty-four hours. All vehicles using the parking areas MUST HAVE CURRENT REGISTRATION TAGS.

5. Building C & D Guest Parking is for C & D GUESTS ONLY. (Towing at owners' expense.) Guest parking cannot be reserved, first come first serve.

6. Guest Parking may only be occupied by a guest for 1-7 days. After 7 days are up, said car will have a warning sticker placed on it and will be towed from the premises.

7. No commercial vehicles and/or motorcycles are permitted on the premises.

8. Excessive blowing of horns on condominium property is prohibited. Making excessive noise is prohibited.

9. All C & D parking spaces may ONLY be rented to C & D building residents of Village by the Sea.

10. The unit is subject to a fine for the failure of the owner or its occupant, licensee, invitee to comply with this provision in keeping with the Fines provision of the By-Laws. The fine shall not be more than $100.00 per day up to $1,000.00 per incident.

11. Tandem parking is allowed as long as the vehicles are pulled all the way in to allow people to pass behind them while still under the overhang.

THIS IS NOT AN OFFICIAL COPY

ASSESSMENTS & MONTHLY MAINTENANCE FEES:

1. Maintenance fees are due on the 1st of each and every month. Maintenance fees are considered late as of the 15h of each month. After the 15th of each month each delinquent unit owner shall incur a late fee of $20.00. Any payments together with late fees which are not received by Property Management by the 30th of the month shall be immediately tuned over to the association collection attorney. Interest penalties, costs and reasonable attorneys' fees shall be the personal obligation of the unit owner. A $75.00 collection processing fee shall be incurred by the property management company.

2. All checks returned for insufficient funds will be assessed a $20.00 processing fee and all incurred banking fees.

3. Failure to pay monthly assessments will be subject to legal action as authorized by the Florida Condominium laws.

4. If an owner is renting and is delinquent, the Board may, upon written notice to the owner and renter, collect the rental fees from the renter, deduct late fees and relinquish the excess funds to the owner. By renting its unit with Board approval, the rental proceeds to the Association will guarantee all assessments, monthly or otherwise. Upon failure of the unit owner to pay said assessments the unit owner thereby authorizes the Board to collect the rent and apply it to said assessments. No unit owner may evict a tenant for paying the rental proceeds to the Association for past due assessments.

COMMON AREAS:

1. The common areas (walkways, entrances, etc.) shall remain clear and unobstructed and shall not be used for any purpose other that the access to the units. Children are not permitted to play on the walkways, stairs, elevators or entranceways.

2. Any damage to the buildings, recreational facilities, or other common areas or equipment caused by an owner, renter or his guest shall be repaired at the expense of the owner of the unit involved.

3. Any damage caused by the moving or carrying of any article in the common areas shall be the responsibility of the unit owner involved in the incident and therefore will pay for said damage.

4. The walkways, entranceways, halls, stairways and roadways shall not be obstructed or used for any purpose other than ingress or egress from the apartments, storage room, laundry room or any other common area.

THIS IS NOT AN OFFICIAL COPY

5. No permanent changes by an owner to a common area shall be permitted.

6. Absolutely no access is permitted to any resident or guest to the roof or any other secured area (the exception penthouse approved area). The board will not be liable.

7. No flammable, combustible or explosive fluids shall be kept in any unit or on the common elements.

8. Littering is not permitted, please use receptacles provided.

9. There shall be no outside dumpsters allowed upon the premises without the specific approval of the Board of Directors. However, even upon the approval of any dumpster for remodeling purposes, will not be permitted upon the grounds for more than five (5) days. Dumpsters are for personal residential use only. All contractors must take all contractor trash off premises. Any owner leaving bulk trash upon premises will be billed accordingly.

GARBAGE AND RECYCLING:

GARBAGE:

1. All garbage and refuse must be separated as specified by the county regulations and deposited where indicated. Use your kitchen disposal for RAW GARBAGE. All other food and non-recycled garbage to be disposed of must be placed in plastic bags and securely tied and then placed in the garbage containers. Large boxes such as pizza, beer, etc. must be disposed of in the trash containers on the first floor.

2. The garbage shoots will be accessible as long as the garbage is disposed of properly with securely tied plastic bags. Large objects that do not fit into the opening are NOT allowed in the garbage shoots, if this rule is not STRICTLY followed, shoots will be permanently sealed.

3. All garbage and like material must be bagged, tied securely and placed in the dumpster. Large cartons and boxes are to be broken down. No furniture such as mattresses and like materials are to be placed in or near the dumpster.

4. In the event of moving in to a unit all boxes must be broken down and disposed of properly.

RECYCLING:

5. Newspapers, plastic and glass containers should be placed in the proper container. Please do not "contaminate" recycled items.

THIS IS NOT AN OFFICIAL COPY

6. NEWSPAPERS ONLY go into the newspaper recycling bin. DO NOT put magazines, junk mail, letters or other papers in these bins. Do not dispose of newspapers on the plastic containers, they are delivered in the plastic bags from the grocery store.

7. Clean glass and plastic containers, cans and milk and juice cartons may be placed in the glass-plastic bin. PLEASE do not put the following in this bin:

Microwave containers
Plastic bags from the grocery or department store
Bottle tops
Straws from juice containers
Any plastic item with a recycle number higher than 3.

SMOKING:

1. Residents who smoke should not throw their cigarette butts upon the common grounds. Everyone should use their own ashtray and dispose of them appropriately.

2. All residents, whether owner or renter, violating the no smoking rule in the elevator shall be subject to disciplinary action and/or fine. Renters may be denied purchase of a unit and/or renewal of lease as well as being liable to legal action.

POOL RULES:

NO LIFEGUARD ON DUTY.

1. Pool hours 8:00am to 10:00pm.

2. Everyone must shower before entering pool. Use warm water and soap if you have any suntan oil on.

3. If suntan oil is used, please cover lounge chairs with towel.

4. Infants under three years of age are not allowed in the pool, unless they have proper waterproof pants and supervision.

5. An adult must accompany all children under twelve years of age.

6. The swimming pool is for SWIMMERS first and all others after. No floats, chairs, etc. are permitted in the pool. Noodles only.

7. NO running, jumping or diving into pool is permitted.

8. Do not swim alone.

9. Food and drink is allowed by outside tables only. No breakable containers are allowed. Cleanup all trash and dispose of properly.

THIS IS NOT AN OFFICIAL COPY

10. No one with infectious diseases may enter the pool.

11. Radios without personal earphones, or played loudly, are not permitted in pool area.

12. Walkways around pool area must be kept clear at all times.

13. CHAIRS and LOUNGES may not be reserved. If you have occasion to move chairs or lounges please make sure to return them to their appropriate places.

14. The swimming pool and recreational areas are solely for the use of Village by the Sea residents and their invited guests. All others will be treated as trespassers.

15. Shower and washrooms must be kept as clean as possible.

16. For safety reasons street shoes are discouraged from the pool area.

17. Smokers are required to use unbreakable receptacles for ashes and smoking materials. No smoking while inside the pool.

18. If pool is to be closed a timely notice will be posted.

19. All persons must wear appropriate clothing for covering bathing suits. Bare feet are not allowed around complex.

20. Persons with long hair should have it tied back and secured.

BALCONIES AND/OR PATIOS:

1. Nothing shall be thrown or dropped from the balconies.

2. All loose items shall be fastened down.

3. Structures, signs or devices of any kind are not permitted to protrude or to be hung from windows or balconies.

4. Balconies are not to be used as storage areas.

5. Clothing, towels, bathing suits, etc. are prohibited on balcony railings.

6. Absolutely no shaking of rugs, mops, etc. is permitted. You may not sweep so as to drop anything on other balconies.

7. Birds feeders and wind chimes are prohibited.

8. Absolutely NO gas grills of any kind are permitted. Small electric grills only.

STORAGE:

THIS IS NOT AN OFFICIAL COPY

1. Personal property of all unit owners shall be stored within their units or designated storage areas and not on the balconies or catwalks of the association. Anything stored outside of storage units will be disposed of.

COMPLAINTS:

All complaints to the Board must be in writing, signed and sent to property management. Please leave your phone number where you can be reached. The Board and/or property management will investigate all problems.

1. In case of minor problems, resident are urged to have a courteous discussion with those involved.

2. If the problem continues, send a letter and all the details to the management company. A Board member will contact the offender on your behalf. (verbal warning)

3. Should the violation continue the Board will immediately notify the offender in writing.

4. The penalty for violation of any rules and/or By-Laws shall be subject to a fine of $100.00 a day up to $1,000.00 per offence.

5. The offender is entitled to a closed hearing before the Board.

6. If the problem continues, the Board, upon written notice, may levy a daily fine or take legal action as allowed by the Florida Condo Association Rules and Regulations.

NOISE:

1. No owner or tenant shall make or permit any noises that will disturb or annoy the occupants of any of the units, or permit anything to be done which will interfere with the right, comfort or convenience of others, or permit any illegal act to be performed in his unit or in, or on, any of the common areas of Village by the Sea, Building C & D.

2. No radio or television antenna shall be attached to or hung from the exterior of the unit or from the roof; nor shall radios or televisions be played so loud as to disturb others- especially after 10 pm.

3. Radios, stereos, televisions and other sound producing equipment are not permitted in a manner as to be heard outside of ones unit.

4. Operating of vacuum cleaners, exercise equipment, garbage disposals or other noisy appliances before 9am or after 10 pm is strictly prohibited.

5. No disruptive activity, which creates unnecessary noise, allowed.

6. Violator(s) shall be subject to a fine of $100.00 per day up to $1,000.00 per incident.

THIS IS NOT AN OFFICIAL COPY

DELIVERIES:

1. Members shall be liable for all damages to the building caused by deliveries, or moving and removing of furniture or other articles to and from the building. All truck deliveries shall be made through the entrances approved by the Board. Mainly 19th Street through our easement with Ocean Walk Villas. Ask the Board for the current gate code when needed.

2. Move in or outs shall be scheduled between 8:00 am and 6:00 pm only.

3. Moving vans must be positioned in a way to allow owners free access to the parking lot and building.

4. A deposit of $50.00, which is refundable if there is no damage, is required for ALL move outs.

ANTENNAS:

1. Television satellite dishes are permitted on balconies. For new owners, the dishes must be mounted within your balcony area only and you must obtain board approval.

BICYCLES:

1. All bicycles shall be stored in the racks near the water towers. They are not permitted on walkways or balconies.

BULLETIN BOARD:

1. The bulletin board is located by the 1st floor office and will be used by the Board for information. Owners may also advertise with Board approval.

LAUNDRY ROOMS:

1. Washers and dryers must be wiped clean after use. Do not use for heavy items such as carpets and bedspreads. Do not dye items on our machines.

2. Please be there when your laundry is done. Washing and drying cycles are approximately 30 minutes each.

3. Machines are used on a first serve basis. Clean out lint filters when finished drying.

4. Association is not responsible for personal items left in the laundry rooms.

THIS IS NOT AN OFFICIAL COPY

WASHERS AND DRYERS:

1. No washers and/or dryers will be allowed in Village by the Sea Condo units. Units with washers and dryers must be removed if sold.

MEETINGS ROOMS:

1. Both meeting rooms are located on the first floor. The owners may use them for parties, cards, etc. with Board pre-approval. An adult must accompany any minor under 12 years of age at all times.

KEYS:

1. The office must have a passkey to all apartments to be used only in an emergency. However, water checks will be made for any leakages on a regular basis of every 2 to 3 months.

BUSINESSES:

1. All condominium units are residential and therefore no businesses are allowed.

PETS:

1. No pets of any description will be permitted at Village by the Sea Condos by owners, tenants or guests. Legal procedures will be taken against violators at their own expense.

WATERBEDS:

1. No waterbeds are to be brought into the units for any reason whatsoever.

INSTALLATION:

1. Installation of new flooring on upper floors MUST have adequate sound proofing installed. Proof of adequate sound proofing must be given to the Board of Directors and/or property management. **Absolutely no wood floors will be permitted within any unit of Village by the Sea C & D. Only tile or carpeting is permitted.**

2. If tile is decided to be installed, there is a community requirement that sound proofing be put underneath any tile on the second floor or above.

SAFETY:

THIS IS NOT AN OFFICIAL COPY

1. No flammable or combustible explosive fluid, chemical or substance shall be kept in any unit or limited common element assigned thereto or storage areas except as are required for normal household use.

2. Smoke alarms installed in each apartment MUST work at all times.

3. Each unit owner who is absent from his apartment MUST furnish a key to a friend or neighbor who will be given permission by the owner to allow the exterminator or other authorized person into the apartment.

4. The Condo Association as per Florida Statue 718 must retain a key to the unit. Please submit a labeled key to the Board.

5. All unit owners are urged to carry casualty, liability and appliance insurance to adequately protect themselves.

DOORS AND WINDOWS:

1. Windows, screens and doors are the responsibility of the unit owners and must be kept in proper repair. Painting of doors and other outside appurtenances (including patios) must conform to those of the entire building; nor may there be any outside lighting fixtures, mailboxes, or other such items which are not consistent with the general architecture of the building, without specific written approval of the Board.

2. No article other than normal and accepted window dressing shall be hung from windows that appear as an eyesore.

HURRICANE PREPAREDNESS:

1. A unit owner who plans to be absent during the hurricane season must prepare his unit prior to his departure by removing any items from the balcony, securing the sliding glass doors and windows and designating a responsible firm or individual to are for his unit should the unit suffer hurricane damage, furnishing the Association with the NAME of such FIRM or INDIVIDUAL.

I HAVE BEEN ADVISED OF THE ABOVE CAPTIONED RULES AND REGULATIONS AND AGREE TO ABIDE BY SAME.

Dated: _____ Unit: _____

_____ _____

Signature

THIS IS NOT AN OFFICIAL COPY

BY-LAWS
FINES

Any provision in the By-Laws providing for a fine against a unit in the event of the failure of a unit owner, or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association by-laws, or reasonable Rules of the Association shall be subject to the provisions of this by-law:

1. The Board of Directors shall appoint at least two but not more than five unit owners as a committee who will thereby be charged with the responsibility to hold a hearing on all complaints referred to it by the Board of Directors with regard to fines levied against a unit and determine the truth of the matter. No matter may be heard by the committee which has not been referred to it by the Board of Directors. The Board shall refer a matter by handling or mailing the matter to each committee member by first class mail. The committee shall act within twenty days of a referral. If the committee determines the matter against the complaint for the unit or does not agree with the fine, the fine may not be levied. The action of a majority of the committee present at the hearing shall be the action of the committee. A quorum of the committee shall be at least two members of the committee. Any member of the Board of Directors or unit owner is eligible to serve on the committee.

THIS IS NOT AN OFFICIAL COPY

2. Notice given to the unit owner at the unit and at the last known address for a unit owner, if not in residence, sent by certified mail, return receipt requested shall be notice to the unit owner and complete for all purposes upon posting. The same notice shall be given to the occupant, licensee or invitee allegedly responsible for the offense, but the notice is only required if the address of the occupant, licensee, or invitee is known; if unknown the committee shall proceed with notice to the unit owner only.

3. The notice shall contain the date, time and place of the hearing and a copy of the complaint referred to by the Board of Directors. There shall be at least 15 days notice from the date of posting.

4. The unit owner, occupant, licensee or invitee, as the case may be, may choose to be present and may be represented by an attorney licensed to practice in Florida; or said individual may elect to submit supporting affidavits. In the event a written response is presented, the committee may take the statement of any complaining witnesses and make its determination.

5. A determination must be made within 7 business days of the hearing and filed with the Secretary of the Condo. The Secretary or his appointee shall mail the determination to the unit owner, occupant, licensee or invitee within a reasonable time of receiving the determination but not more than 10 days by first class mail.

6. Notwithstanding any By-Law to the contrary, no fine may exceed $100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed $1,000.00.

7. Until all outstanding fines are paid, the Board of Directors shall not approve of the lease, or sale of the unit against which a fine has been imposed. No fine will become a lien against the unit.

8. A member of the Board of Directors shall sit on the committee.

9. After the recommendation of the committee to the Board of Directors a CLOSED hearing will be scheduled with the Board of Directors for any action that is to be taken.

THIS IS NOT AN OFFICIAL COPY

ADDENDUM TO LEASE AGREEMENT

1. The Association and/or its authorized agent shall have the irrevocable right to have access to each unit from time to time during reasonable hours as may be necessary for inspection, maintenance, repair or replacement of any Common Element therein or accessible there from, or for making emergency repairs therein necessary to prevent damage to the Common Elements or another unit or units.

2. The Lessee agrees not to use the demised premises, or keep anything in the unit which will increase the insurance rates of the unit or interfere with the rights of other residents or the Condominium Association or any other residents by unreasonable noises or otherwise; nor shall Lessee commit or permit any nuisance, immoral or illegal act in his unit, or on the Common Elements, or the Limited Common Elements.

3. The Lessee covenants to abide by the Rules and Regulations of the Condominium, and the terms and provisions of the Declaration of Condominium, Charter and By-Laws of the Condominium Association, and agrees to be bound by the rules and guidelines of the Association and any other rules which may become operative from time to time during said leasehold.

THIS IS NOT A N OFFICIAL COPY

4. The approval of the proposed Lease Agreement issued by the Association is to be expressly conditioned upon the Lessee's observance of the provisions contained in this Addendum. Any breach of the terms hereof shall give the Association the authority to take immediate steps terminate the Lease Agreement. The Owner/Lessor acknowledges that he remains ultimately responsible for the acts of Lessee and Lessee's family and guests and for any costs incurred by Association, including attorney's fees, in remedying violations of this Addendum and/or violations of the condominium documents.

5. In the event the Owner/Lessor becomes delinquent in the payment of any sums and assessments due to the Association during the term of the Lease Agreement, upon written demand by the Association, Lessee shall pay directly to the Association rental payments due to the Owner/Lessor. The Association shall be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rent all assessments, interest, late charges, and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the Owner/Lessor at such address as the Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Lessee directly to the Owner/Lessor.

_____
LESSOR

_____
LESSEE

ZERO TOLERANCE DRUG POLICY

DATE: _____

TENANT: _____ _____

_____ _____

ADDRESS: _____ _____

This statement of Zero Tolerance Drug Policy is identified as an attachment to the Rental Agreement entered into on _____. I understand and agree that this apartment complex is attempting to be a drug-free environment and that Management has a policy of zero tolerance to illegal drugs on these premises.

I further understand and agree that this policy entitles Management to terminate the Rental Agreement of any Tenant who has engaged in any drug-related activity such as possession, sale, manufacture, distribution or use of a controlled substance on or about these premises, or engages in any other illegal activity which is detrimental to the complex or its residents.

THIS IS NOT AN OFFICIAL COPY

I understand and agree that this policy is intended to ensure that the Tenant's safety and peaceful enjoyment of this apartment complex is protected and that Tenants and their guests or Invitee do not use or sell illegal drugs on these premises.

_____ _____
Tenant: Tenant:

_____ _____
Tenant: Tenant:

_____
Landlord/Management