



VILLAGE SHIRES

COMMUNITY ASSOCIATION

3001 EAST VILLAGE ROAD
HOLLAND, PENNSYLVANIA 18966
PHONE: 215-968-0618 • FAX: 215-968-0233

Off Site Owner or Landlord Information

Lease Tenant Addendum (LTA): Complete, sign and return this form filled out in its entirety including tenants phone numbers and e-mail. Include a check for \$50.00 or \$100.00 depending on which community the property is located (check with office). Make check payable to "VSCA" (Village Shires Community Association). Include a copy of the lease signed by all parties. Lease Tenant Addendums must be approved by a Board member before the tenant takes occupancy. Each community has their own LTA. Please make sure to use the correct form.

Please note: There is a \$100.00 fine for un-registered tenants. The fine increases every 30 days the tenant remains un-registered (see Village Shires Enforcement Policy for details).

Pool Tags: - Pool tags will not be issued to tenants until they are registered and approved. Tags will only be issued to occupants who are on the lease. Owner account must be paid in full before pool tags are issued to tenant. No pool tags will be issued if there are any uncorrected violations on owners account.

Rules & Regulations: Provide your tenant a copy of all necessary documents. Please review the documents and enforcements with them to make sure they understand all of the policies and rules including pet policy, trash policy and pool/tennis rules. Please inform your tenant what items are allowed/not allowed to be left outside on balconies, patios and other areas.

Unit Occupants: All occupants of the unit must be on the original lease.

Vehicles: Please remind your tenant that all vehicles must have current inspection, current registration and be in decent condition with no flat tires. Vehicles are not permitted to be stored in the parking areas or sit for any period of time longer than two weeks. No commercial vehicles, vehicles with commercial lettering or oversized vehicles are permitted in any condominium development. For safety reasons tenants should be reminded of speed limits in parking areas and roadways within Village Shires.

Property Managers: If you are using a Property Manager please provide our office with contact numbers and e-mail address.

Owner Contact Information: Please confirm with our office that your mailing address and phone numbers are correct on your account.

Each time a new tenant occupies your unit the above information applies. A new lease, LTA and lease fee will be required.



CANTERBURY CROFT CONDOMINIUM ASSOCIATION

Lease-Tenant Addendum (LTA)

LEASE PROVISIONS

The following should be attached as an Addendum to lease forms used for units in Canterbury Croft. Section or Paragraph numbers should precede the paragraphs of the attached Addendum to correspond with the sequence of sections or paragraphs of the form of lease to which the Addendum is attached.

Last Revised: 5-29-09

Canterbury Croft Condominium Association

3001 East Village Road, Holland, PA 18966
Phone: 215-968-0618 Fax: 215-968-0233
Email: villageshires@danellarealty.com

Last Revised: 5-29-09

LEASE-TENANT ADDENDUM (LTA)

Unit Address _____ DATES OF LEASE: ___/___/___ Thru ___/___/___

LESSOR/s (Owner/s) _____ Phone _____

Owner Billing Address _____ Email _____

Agent for Owner (if applicable) _____ Phone _____

LESSEE/s (Tenant/s) Home phone #: _____ Email _____

1 Name _____ Work # _____ Cell # _____

2 Name _____ Work #: _____ Cell # _____

Pet Info (Type, Breed & Color) _____

List children (give ages) &/or others living in unit _____

Condominium Documents - Lessee hereby agrees to be bound by all terms and conditions contained in the Declaration of Condominium Code of Regulations, Rules and Regulations and any amendments thereto, (the "Condominium Documents") of Canterbury Croft Condominium Association as shall apply to the demised premises, subject to the provisions of this Lease, and agrees to assume all duties and responsibilities and be jointly and severally liable with the Lessor for all liabilities and responsibilities and for the performance of all obligations applicable to Unit Owners under the Pennsylvania Unit Property Act or the Pennsylvania Uniform Condominium Act, other applicable laws or ordinances, Declaration of Condominium and Code of Regulations or otherwise whatsoever during the term of this Lease. However, Lessor, in all events, shall retain the right to exercise any voting rights associated with the demised premises. Lessee hereby acknowledges receipt of the said Declaration of Condominium and Code of Regulations.

Association Charges or Assessments

(a) In the event the Lessor shall fail to pay any charge or assessment levied by the Canterbury Croft Condominium Association Executive Board (the "Board") against the unit constituting the demised premises, and such failure to pay continues for thirty (30) days, the Board shall so notify the Lessee in writing of the amount(s) due and, within fifteen (15) days after the date of such notice, the Lessee shall pay to the Board the amount(s) of such unpaid charges or assessments, subject, however to paragraph (b) of this Section. The amounts of such unpaid charges or assessments paid to the Board by Lessee after the nonpayment by Lessor shall be a credit against and shall offset the next monthly rental installment due to Lessor following Lessee's payment of such charges or assessments to the Board. (b) In no event shall Lessee be responsible to the Board for any amount of unpaid charges or assessments during any one (1) month in excess of one (1) monthly rental installment.

Delegation of Power to Board -The Lessor hereby delegates to the Board its power under this Lease and under law with respect to the remedies for breach of this Lease so that the Board may exercise any of such remedies upon the default by Lessee or Lessor in the payment of any charges or assessments levied by the Board against the Unit constituting the demised premises or upon the failure of the Lessee or Lessor to abide by all of the terms and conditions of the Condominium Documents. The pursuit of any of such remedies by the Lessor against the Lessee shall not preclude the Board from pursuing any such remedies against the Lessee.

Council Access - Lessee agrees to permit the Board, or its agents, servants or others authorized by the Board, to have free access to the demised premises at reasonable times, upon request except in the case of an emergency, for the purpose of maintenance, repair or replacement of the common elements of Canterbury Croft as the same are defined in the Declaration of Condominium, or for enforcement of any of the provisions of the Condominium documents.

Actions of Lessee - Lessee shall not do or commit, or willingly suffer to be done or committed, any act, matter or thing, whereby or in consequence whereof the policy or policies of insurance on the demised premises, or any premises of which the same is a part including the common element of Canterbury Croft as defined in the Declaration of Condominium, according to the conditions and stipulations, shall become voided or suspended or whereby or in consequence whereof the insurance risk on the demised premises or any premises on which the same are a part including the common elements shall be rendered more hazardous.

Assignment or Subletting - Lessee shall not assign this Lease or sublet the demised premises without the prior written consent of the Board and it is hereby agreed and provided that any lawful levy or sale or execution, or other legal process, and also any assignment or sale in bankruptcy shall be deemed and taken to be an assignment within the meaning of this Lease,

Lease Subject to Approval - This Lease between Lessor and Lessee, and any renewal of the term hereof, shall be subject to the prior written approval of the Board. The Board shall either grant or deny its approval within five (5) business days after submission to the Board of this Lease executed by the Lessee. Such approval shall be indicated on this Addendum to Lease by the signature of one (1) duly authorized officer of the Board or by the Board's authorized agent. Without such prior approval, this Lease or any renewal of the terms hereof, shall be null and void as between Lessor and Lessee.

Amendments and Modifications - This Lease may be modified, amended, or surrendered only by an instrument in writing duly executed by Lessor and Lessee and approved by one (1) duly authorized officer of the Board in writing or by the Board's authorized agent.

PRIOR TO ANY TENANT MOVING IN, THE OWNER/LANDLORD &/or PROPERTY MANAGER MUST FURNISH THE ASSOCIATION WITH THE FOLLOWING:

1. Copy of a fully signed Lease.
2. Copy of a fully signed Lease/Tenant Addendum for approval by the Executive Board.
3. **\$100.00 processing fee made out to: *Canterbury Croft Condominium Association*.**

FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN A \$100.00 FINE.

Date Printed Name of LESSEE/s (Tenant/s)

Signature of LESSEE/s (Tenant/s)

Date Printed Name of LESSOR/s (Owner/s)

Signature of LESSOR/s (Owner/s)

Approved by the Canterbury Croft Condominium Executive Board:

Date Signature of Board Member

CANTERBURY CROFT CONDOMINIUM ASSOCIATION

RE: NORTHAMPTON CODE ARTICLE I - DOGS

DOGS AT LARGE: OWNERS RESPONSIBILITY

It shall be the duty of every citizen or inhabitant of the township of Northampton who is the owner of any dog or at whose house or premises any dog is harbored or kept to confine and secure such dog. Hereafter it shall be unlawful for the owner of any dog or dogs or person at whose home or premises said dog is harbored or kept, licensed or unlicensed, to permit such dog to run at large, unaccompanied by the owner or person keeping said dog in the Township of Northampton. The owner or person keeping such dog shall be considered as accompanying the dog only if such dog is on a leash of six (6) feet or less.

AUDIBLE DISTURBANCES

It shall be unlawful and is hereby declared to be a public nuisance in the Township of Northampton for any person to keep, maintain or allow to be kept or maintained upon premises under control of such person any animal which creates or causes audible noise or sound, which is audible off the premises to such an extent that the sleep, rest, quiet and repose of the residents of the community are disturbed or interrupted during the day or night.

SANITARY MAINTENANCE

It shall be the responsibility of dog owners to keep their dogs from scratching, digging, defecating or urinating upon any lawns, shrubs, plants, buildings or any other public or private property, excluding the property of the dog owner. The owner of said dog, in the event that such dog defecates on any property other than that of the owner, shall immediately remove and dispose of all feces so deposited in a sanitary manner. Also, it is the responsibility of the owner of any animal to properly clean and otherwise maintain his pounds, kennels, yards and other areas in which such animal is kept to prevent the creation of any nuisance, health hazard or odor.

VIOLATIONS AND PENALTIES

Any owner, person, firm, association or corporation who shall violate or refuse to comply with any provision of this Article, shall upon conviction in a summary proceeding before any District Justice for the Township of Northampton, be sentenced to pay a fine to the Township of Northampton not to exceed six hundred dollars (\$600) and costs of prosecution and/or to undergo imprisonment not exceeding thirty (30) days. The continuation of such violation for each successive day shall constitute a separate offense, and the person or persons allowing or permitting the continuation of a violation may be punished as provided above for each separate offense.