

Addendum to Lease Agreement

[This Addendum is required with all leases of Lots within the Bridle Ridge Subdivision]

This Addendum to Lease Agreement ("Addendum") is made and entered into this ____ day of _____, 20__ by and between the undersigned parties, and this Addendum hereby amends that Lease Agreement between the undersigned Landlord and Tenant dated _____, 20__, for the lease of Landlord's Lot located at _____ ("Lot") within the Bridle Ridge Subdivision, by adding the following provisions thereto:

1. ASSOCIATION IS THIRD-PARTY BENEFICIARY; CONFLICTS. Tenant and Landlord acknowledge and agree that Bridge Ridge Homeowners' Association, Inc. (the "Association") is a third-party beneficiary of the promises made in this Addendum, and that the Association may enforce any of the provisions of this Addendum against Landlord and Tenant. Landlord and Tenant also acknowledge and agree that Landlord and Tenant have been provided copies of, have read, are fully aware of, fully understand, and will strictly comply with all provisions of this Addendum and with the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bridle Ridge (the "Declaration"), the By-Laws of Bridle Ridge Homeowners' Association, Inc. ("By-Laws"), and the Association's Rules and Regulations, as all may be amended. If there are any conflicts between the provisions of the Lease Agreement and this Addendum, then the provisions of this Addendum shall control. Except as expressly amended hereby, the Lease Agreement shall continue in full force and effect.

2. COMPLIANCE AND ENFORCEMENT BY ASSOCIATION. Tenant shall control the conduct of his or her family and guests to assure compliance with the Association's governing documents and shall indemnify and hold the Association harmless for any such person's failure to comply. Landlord shall cause all occupants of his or her Lot to comply with the Declaration, Bylaws and Rules and Regulations adopted pursuant thereto, and shall be responsible for all violations by such Occupants, notwithstanding the fact that such occupants of the Lot are also fully liable and may be sanctioned for such violations. Landlord and Tenant agree that the violation by Tenant, or any Occupant or person living with Tenant, of any provision of this Addendum, the Declaration, By-Laws or Association Rules and Regulations shall constitute a default under the Lease Agreement, and that the Association is hereby granted the authority and power to declare the Lease Agreement in default and terminated for any such violation.

The Association may bring an action against the Landlord and/or Tenant for damages and/or injunctive relief, or may impose fines and/or other sanctions under the Declaration, By-Laws or Georgia law, including all remedies available to a landlord upon breach or default of a lease (including eviction of Tenant), for violations of the Declaration, By-Laws, Association Rules and Regulations or the Lease Agreement. Failure by the Association to enforce any of its rights shall not be deemed a waiver of the right to do so thereafter. Landlord delegates and assigns to the Association, at the Board's discretion, the power to evict Tenant on behalf of and for the benefit of Landlord. If the Association proceeds to evict Tenant, any cost associated therewith, including attorneys' fees and court costs, shall be specially assessed against Landlord's Lot and shall be a personal obligation of Landlord, being deemed as an expense which benefits the leased Lot and Landlord. If Tenant, or any guest, invitee, licensee or family member of Tenant violates the Declaration, By-Laws or Association Rules and Regulations for which a fine is imposed, such fine may be assessed against Tenant and/or Landlord, as provided in the Declaration and By-Laws.

3. PAYMENT OF ASSESSMENTS. Upon request by the Association, Tenant shall pay to the Association all unpaid annual, special and specific assessments which come due or are due from Landlord to the Association during the term of the Lease Agreement and any other period of occupancy by Tenant. However, Tenant need not make such payments to the Association in excess of, or before the due dates for, Tenant's normal monthly rental payments to Landlord under the Lease Agreement. All such payments made under this Paragraph shall reduce, by the same amount, Tenant's obligation to make monthly rental payments to Landlord. If Tenant fails to comply with such request, Tenant shall pay the Association (in addition to the payments required hereunder), all late or delinquent charges, interest, costs of collection and reasonable attorneys' fees actually incurred, to the same extent Tenant would be required to make such payments to the Association if Tenant were the Owner of the Lot during the term of this Lease Agreement and any other period of occupancy by Tenant. This provision does not release the Landlord from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

4. MAINTENANCE AND INDEMNIFICATION. Tenant shall promptly advise the Landlord of any condition of the Lot which requires repair or maintenance by Landlord, and Tenant shall promptly advise the Association of any condition on the Common Property affecting the Lot which requires repair or maintenance by the Association.

5. USE OF COMMON PROPERTY. Landlord transfers and assigns to Tenant for the term of this Lease Agreement all privileges that Landlord has to use any Association amenities. Landlord and Tenant agree that delinquency by Landlord in the payment of assessments or other charges to the Association authorizes the Association to suspend Common Property use privileges. Landlord and Tenant agree that the Association may notify the Tenant of any such suspension of privileges caused by the Landlord's delinquency.

6. SECURITY. Landlord and Tenant acknowledge and agree that the Association may, but shall not be required to, periodically provide measures or take actions which improve safety on or at Bridle Ridge. However, Landlord and Tenant, for themselves and their guests, licensees and invitees, acknowledge and agree that the Association is not a provider of security and shall have no duty to provide security on or within the Subdivision. Landlord and Tenant shall be responsible to protect their person and property and to provide such security as they deem appropriate. The Association shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of safety measures undertaken.

7. ACNOWLEDGEMENT. Landlord and Tenant acknowledge that in no event shall any lease within Bridle Ridge be for a period of less than one (1) year.

IN WITNESS WHEREOF, the parties have executed this Addendum the day and year first above written.

TENANT: _____
(Signature)

LANDLORD: _____
(Signature)

TENANT: _____
(Signature)

LANDLORD: _____
(Signature)

NAME(S): _____
(Please Print)

NAME(S): _____
(Please Print)