

EXHIBIT A

MEADOW WOODS @ LAWRENCE CONDOMINIUM ASSOCIATION
Regulation on Lease of Units
LEASE RIDER

This Rider to the Lease between _____ hereinafter "Landlord/Unit Owner") and _____ hereinafter "Tenant(s)" at _____ (Unit Address) entered into this _____ day of _____, 200__.

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS.

The provisions of the Association's governing documents, including the By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provisions of this lease are not consistent with the Association's governing documents, the governing documents will control.

2. ACKNOWLEDGEMENT OF RECEIPT OF GOVERNING DOCUMENTS.

By executing this Lease, the tenant specifically acknowledges receipt of the Governing Documents, the Rules and Regulations of the Association and any Amendments.

3. VIOLATION OF THE GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION.

Failure to comply with the Association's governing documents as defined in the preceding paragraph constitutes a material breach of this lease is grounds for eviction. In the event that the Tenant violates a provision of the governing documents and, after notice by the Association or the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. The Landlord will then be responsible to pay the Association's legal fees and cost of such proceedings.

4. NO AMENDMENT OR SUBLET.

The Tenant will not sublet all or part of the unit being leased without consent of the Association.

5. FAILURE OF THE UNIT OWNER TO PAY ASSOCIATION DUES.

If a unit owner is in arrears of dues or other fines and assessments, all tenants recreational privileges are suspended. The Association may request that the Tenant make payment of the Association of its rent and the Association will apply same to the unit owners outstanding balance. Any surplus will be sent to the unit owner. Failure of the tenant to make payments of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including, but not limited to, eviction.

6. TERM OF LEASE

The Governing Documents provide that no unit shall be rented by the owner thereof or otherwise be utilized for transient or hotel purposes, defined as "rental for any period less than one hundred eighty (180) days or any rental if the occupants of the unit are provided customary hotel services, such as room service, maid service, furnishing of laundry and linen and bellboy service, etc."

7. OCCUPANTS.

Unit # _____ shall be occupied by no more than _____ persons, whose names and ages are listed below for identification purposes and Association record keeping:

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

THE UNDERSIGNED UNDERSTAND AND CERTIFY THAT THE INFORMATION ON THE ATTACHED "CENSUS FORM" IS TRUE AND CORRECT AND THEY AGREE TO NOTIFY THE ASSOCIATION OF CHANGES TO SUCH INFORMATION AS THEY OCCUR.

Dated this _____ day of _____, 200__ .

WITNESS:

_____ BY: _____
UNIT OWNER

UNIT OWNER

WITNESS:

_____ BY: _____
TENANT

TENANT