

STONERIDGE COURT CONDOMINIUMS LEASE ADDENDUM

The following addendum should be signed by the Unit Owner and by the Tenant(s) and then attached to the lease. A copy of the lease and signed addendum should be delivered to the Secretary of the Stoneridge Court Condominium Association or mailed to:

*Stoneridge Court Condominium Association
Attention: Secretary
2814 Oakland Dr. #42
Billings, MT 59102*

Welcome to Stoneridge Court Condominiums!

All occupants of Stoneridge Court Condominiums must comply with certain rules that are set out in the Preliminary Declaration of Condominium ("Declaration") dated November 4, 1982 and amended June 1, 1984, September 12, 1984, and October 2, 1984), By-Laws of Association of Unit Owners of Stoneridge Court Condominiums ("Bylaws") recorded on November 4, 1982 and amended October 11, 1995 and November 18, 1997, and the Association of Unit Owners of Stoneridge Court Condominiums Rules and Regulations ("Rules and Regulations") adopted October 2, 1995 and amended October 4, 1999, October 4, 2004, and October 1, 2012 (collectively "Governing Documents").

By signing below the Unit Owner certifies that he or she has provided the Tenant with a copy of all Governing Documents and acknowledges and agrees that the Unit Owner will and is obligated to comply with the requirements described therein. By signing below the Tenant certifies that he or she has received a copy of the Governing Documents and acknowledges and agrees that the Tenant will and is obligated to comply with the requirements described therein.

The Governing Documents are hereby incorporated into the lease between the Unit Owner and the Tenant. To the extent that the terms of the lease and this Lease Addendum or the Governing Documents conflict, the terms of this Lease Addendum and the Governing Documents shall prevail. The Unit Owner may enforce the requirements of the Governing Documents against the Tenant, and the Association may require that the Unit Owner do so. The Governing Documents also permit the Association to assess fines or other penalties against the Tenant and the Unit Owner for failure to comply with Governing Documents and local laws.

Although all provisions of the Governing Documents are important, you should pay particular attention to Rule 1 (Leasing of Units) of the Rules and Regulations of the Association. Rule 1 imposes a variety of specific rules governing the relationship between the Unit Owner, Tenant, and Association. For example, Rule 1.4.4. addresses the renewal of leases and provides that if the Unit Owner sells or transfers the Unit for any reason, the Tenant may not renew the lease for a new term after the current term of the lease expires.

READ BEFORE SIGNING!

UNIT OWNER:

TENANT(S):

[Name]

[Name]

[Unit Number]

[Name]