

## LEASE ADMENDMENT

### Owner/Tenant Property Rental Agreement Within Alesbury Homeowners' Association (HOA) at Windsor Parke

This contract Attachment is to notify both parties of the rental agreement the following:

1. **Rental Term:** No short term rentals are allowed. The minimum long term lease per Florida statute is seven (7) months. The Alesbury HOA preferred Owner/Tenant Rental Agreement is minimum of twelve (12) months with early cancellation penalty.
2. **Powers of the Alesbury HOA:** No clause within the Owner/Tenant rental agreement can override the Owner's obligations as defined by the Alesbury Covenants & Restrictions and related Board of Directors approved documents.
3. **Document Accessibility:** The Alesbury Covenants & Restrictions and related Board of Directors adopted documents are available at [www.alesbury.com](http://www.alesbury.com).
4. **Optional Annual Dues Collection:** The Tenant hereby acknowledges, per Florida State Statute, that Alesbury HOA can collect directly from Tenant late Owner HOA annual dues, plus appropriate penalties and interest with the difference going to the Owner.
5. **Exterior Yard and Exterior House Care:** The Owner and Tenant shall agree to division of ongoing exterior yard and exterior house maintenance responsibilities by circling in red or blue ink (O) for Owner or (T) for Tenant as follows:
  - a. Lawn Grooming by (O) or (T): Near weekly mowing of grass, edging and blowing
  - b. Lawn Care by (O) of (T): Seasonal fertilizer, herbicide, insecticide and fungicide
  - c. Yard Debris Removal by (O) of (T): Per seasonal leaves or weather events
  - d. Yard Shrubbery/Tree Trimming by (O) or (T): Seasonal trimming for appearance
  - e. Yard Planting Bed Care by (O) or (T): Weed, refresh planting bed cover as needed
  - f. Paved Drive/Walkway Cleaning by (O) or (T): Periodic clean for fresh appearance
  - g. House Gutter Cleaning by (O) or (T): Annual clean for fresh appearance
  - h. House Exterior Cleaning by (O) or (T): Clean or paint to maintain appearance
6. **Owner Responsibility:** If the Owner delegates to the Tenant any Exterior Yard and Exterior House Care, then the Owner is fully responsible to ensure the Tenant's compliance with Alesbury HOA expectations. Plus, the Owner accepts responsibility for related fines. The Alesbury HOA preferred Owner/Tenant Exterior Yard and Exterior House Care obligations are to be professionally contracted by the Owner for Tenant.
7. **Tenant Responsibilities:** The Tenant hereby agrees to "neighborly" actions in accordance with the Alesbury Covenants & Restrictions and related Board of Directors documents as though they are the owner throughout the duration of their rental term. If not, the Tenant may be appropriately fined.

(O) Signature: \_\_\_\_\_ (O) Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

(T) Signature: \_\_\_\_\_ (T) Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_