

Addendum \_\_\_\_\_ to the Residential Lease

Tenant has read attached HOA Guidelines for the Independence Community and the full HOA documents online at [number1broker.net/indyhoa](http://number1broker.net/indyhoa) and agrees to abide by the Rules and Regulations of the Independence Community during the terms of the lease. Tenant will be responsible for any fines or damages incurred if it is due to Tenant's Incompliance.

Tenant 1: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant 2: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant 3: \_\_\_\_\_

Date: \_\_\_\_\_

## **SUMMARY OF HOA RULES AND REGULATIONS** **INDEPENDENCE COMMUNITY**

**RESPONSIBILITY OF OCCUPANTS, GUESTS AND INVITEES-** Each Occupant shall be responsible for the acts and omissions, whether negligent or willful of its guests and invitees and in the event the acts omissions of any of the foregoing result in any damage to the common areas or any personal property owned by the Community Association, or any liability to the Community Association, they shall be held responsible. Use of units, Recreational Facilities is limited solely to the personal use of the tenants and invitees.

**GARBAGE AND TRASH-** Garbage, Trash and refuse or rubbish shall be regularly picked up, shall not be permitted to unreasonably accumulate, and shall not be placed or dumped on any portion of the property, including any common area. Garbage that is required to be placed along any road or in any particular area in order to be collected may be so placed after 5:00pm on the day before the scheduled day of collection and any trash facilities must be removed on collection day. Any garbage, trash or refuse must be placed in appropriate trash facilities or bags. Trash containers must be up to 50 gallons with tight fitting lid. Trash containers shall be waterproof, dark green with wheels and handles on the side.

**RECYCLING-** Orange County has a two-bin recycling program with pickup provided every Wednesday. Recycling bins may be placed at the curb after 6:00pm the night before but no later than 6:00am on your collection day. Remove emptied bins from the curb within 12 hours after pickup.

**SECURITY-** tenants are responsible for their own security. Tenants shall at all times lock and secure their unattended motor vehicles parked or located upon the property, and they shall not leave any valuable within or upon such vehicles, whether or not in plain sight. Tenants shall lock and secure their doors and windows to secure and protect their personal property.

**LEASES-** All leases of a UNIT must be in writing and specifically be subject to this Declaration of Articles and the Bylaws, and copies delivered to the Community Association prior to occupancy by the tenant(s). No lease shall be for a period less than 7 months, and not unit owner may lease his unit more than once in any consecutive 12 month period, without the consent of the HOA. Notwithstanding the foregoing, a unit owner may from time to time permit guest to occupy his unit, without consideration, provided the community association is given prior written notice of such occupancy. Such guest occupancy shall not exceed 4 times in any consecutive 12 month period, without consent of approving party.

**NUISANCES-** No Nuisances shall be permitted within the Subject property, and no use or practice which is an unreasonable source of annoyance to the residents within the Subject property or which shall interfere with the peaceful possession and proper use of the Subject property by its residents shall be permitted.

**OCCUPANCY-** No UNIT shall be permanently occupied by more than 2 persons for each bedroom in the Unit. In addition temporary guests are permitted so long as they do not create an unreasonable source of noise or annoyance to the residents of the Subject property.

**OUTSIDE ANTENNAS-** No outside antennas or signal receiving or sending dishes or devices are permitted which are visible from the exterior of a unit without prior written consent of the HOA, except for digital satellite dishes not exceeding 18” in diameter which are located in the rear of the home and not visible from the adjoining streets.

**OUTSIDE STORAGE OF PERSONAL PROPERTY-** The personal property of any resident of the Unit shall be kept inside the resident’s unit, except for tasteful patio furniture and accessories, Bar-B-Q grills, playground equipment approved by the HOA and other personal property commonly kept outside, which must be kept in the rear of the lot and must be neat appearing and in good condition.

**PETS-** No animals, livestock or poultry of any kind shall be permitted within the Subject property except for common household domestic pets. As regards to cats and dogs, only 2 such pets are permitted in any Unit except with the consent of the HOA. In any event, only dogs and cats will be permitted outside of the permanently enclosed air conditioned living space of the unit, and no pet other than a cat or dog shall be permitted outside of such portion of a unit, including but not limited to any screened in porch or patio, without consent of HOA. No dog shall be kept outside of a unit, or in any screened porch or patio, unless someone is present in the unit. Any pet must be carried or kept on a leash when outside of a unit or fenced in area. Any pet may not be an unreasonable nuisance or annoyance to the other residents of the Subject property. Any resident shall pick up and remove any solid animal waste deposited by his pet on the Subject property.

**AUTOMOBILES, VEHICLES AND BOATS-** Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and window, pick up trucks of a type customarily used as private passenger vehicles, and other vehicles manufactured and commonly used as private passenger vehicles, may be parked within the Subject Property, unless kept within an enclosed garage. In particular and without limitation, without the prior written consent of the HOA, no vehicle other than a private passenger vehicle as specified above, and not boat, may be parked or stored outside of a unit overnight. No overnight parking is permitted on any streets, lawns, or areas other than driveways and garages, without the consent of the HOA.

**BASKETBALL BACKBOARDS-** No permanently installed basketball backboards are permitted. Portable basketball backboards are permitted provided same shall not be kept outside of a unit overnight.

**CLOTHES LINES AND OUTSIDE DRYING-** Outdoor clothes drying is only permitted behind a unit, in an area which is screened from view of adjoining roads. Only portable outdoor clothes-drying facilities approved by the HOA are permitted, and same shall be removed when not in use.

**USE OF POOL, FITNESS CENTERS, TENNIS & BASKETBALL COURTS, BOAT RAMP AND/OR OTHER RECREATIONAL FACILITIES-** Unit owners, tenants and authorized users of the Amenities do so at their own risk. All users are required to obey the posted rules. Children under fourteen (14) years of age using the Amenities must be accompanied and supervised by a responsible adult. Swimming in the pool is permitted only during the posted hours of operation and must be appropriately dressed.

**HOURS OF OPERATION FOR AMENITIES:**

**POOL, FITNESS CENTERS, TENNIS, BASKETBALL COURTS AND BOAT RAMP:**

MONDAY- SUNDAY 5:00AM-10:00PM

**CLUBHOUSE, BUSINESS CENTER AND ARCADE:**

MONDAY – FRIDAY 9:00am-5:00pm

SATURDAY & SUNDAY 10:00AM-6:00PM