



Kure Beach Village Homeowners Association
 701 Sailor Court
 Kure Beach, NC 28449
 910.707.0843
 kbvhoa@gmail.com

Kure Beach Village HOA Addendum to Lease

Property Owner Name: _____

Rental Property Address: _____

Property Owner Contact Information (during rental period):

Address: _____

Email: _____

Phone: _____

Lease Period (at least 12 months) Beginning: (date) _____ Ending: (date) _____

Lease Agreement dated: _____

Primary Tenant Contact Information:

Address: _____

Email: _____

Phone: _____

Tenant List (list all tenants expected to live in the rental property)

This Addendum to Lease ensures that both Tenant and Owner are aware of and fully understand the rules and regulations that govern the use of common areas and the responsibilities for use of and maintenance of properties within Kure Beach Village Homeowners Association and The Keys at Kure Beach Homeowners Association for townhome properties. **A \$50 administrative fee payable to Kure Beach Village HOA is required along with the lease and this Addendum to Lease.**

Owner and Tenant Hereby Agree as Follows:

- 1) Possession and Use. The Owner shall give possession of the Property to the Tenant for the Term as stated above. The Tenant shall take possession of and use the Property only as a single cohabitating, private residence. Properties shall not be rented or used by the Owners or Tenants thereof for transient or hotel purposes, which shall be defined as (a) rental for any period of less than one (1) year. No tenant may sublet a Property. Only Tenants listed above may live in the Property. The Tenant shall not operate a business which has any impact on the community. No Property may be used for any unlawful purpose.

- 2) Property Oversight. **The owner or his /her assigned representative shall inspect the property at least 2 times per year.** These visits must be separated by a minimum of four months. The owner or his /her assigned representative will register at the Business Office during each visit.
- 3) Association Documents. The By-Laws of Kure Beach Village Homeowners Association, Inc., Declaration of Covenants, Conditions and Restrictions of Kure Beach Club and Kure Beach Village and all Policies and Procedures adopted or promulgated by the Association, either prior or subsequent to the date hereof, are made part of this Lease and must be complied with by both Owner and Tenant. For townhome properties, additional documents made part of lease requiring compliance by both Owner and Tenant include the By-Laws of The Keys at Kure Beach Home Association, Inc., Declaration of Covenants for the Keys at Kure Beach, and Rules & Regulations in the Keys at Kure Beach Homeowner Manual.
- 4) Survival. If any provision of this Addendum is contrary to law, the rest of the Addendum shall remain in effect.
- 5) Binding effect. This addendum is binding on the Owner and the Tenant and all parties who lawfully succeed to their rights or take their places. Owner and Tenant hereby recognize the Association's right but not duty to seek enforcement of the provisions of this Addendum.
- 6) Full Agreement. The parties have read this Addendum. It contains, together with the lease, their full agreement. It may not be changed except in writing, signed by the Owner and the Tenant, and approved in writing by the Association.
- 7) Parties Liability to Association and Association's Authority. In the event the Tenant or the Property fails to comply with the provisions of the By-Laws of Kure Beach Village Homeowners Association, Inc., Declaration of Covenants, Conditions and Restrictions of Kure Beach Club and Kure Beach Village or Rules and Regulations, then, in addition to all other remedies which it may have, the Association shall notify the Owner of such violations and demand that the same be remedied through the Owner's efforts within thirty (30) days after such notice. If such violations are not resolved within thirty (30) days the owner will be fined \$50 per week until resolved. Multiple violations will be dealt with individually and will incur fines on their own schedule and terms. Additionally, for townhome properties, failure to comply with the provisions of the By-Laws of The Keys at Kure Beach Home Association, Inc., Declaration of Covenants for the Keys at Kure Beach, and Rules & Regulations in the Keys at Kure Beach Homeowner Manual will warrant same actions as stated above non-compliance with Kure Beach Village provisions.
- 8) Addendum to Control. In the event any provision of the Lease conflicts with any provision of this Addendum, the provisions of this Addendum shall control and supersede the conflicting Lease provision.
- 9) Signatures. The Owner and Tenant agree to the terms of this Addendum to Lease by Signing below. This addendum and the accompanying Lease must be filed with the Association prior to the commencement of the Lease term.

Owner: _____

Date: _____

Tenant: _____

Date: _____

Approved by Association: _____

Date: _____