

La Vereda Compound Condominium Unit Owners Association, Inc.
Addendum to Condominium Unit Lease

Date: _____

Owner/Landlord: _____

Tenant(s): _____

Other Occupants: _____

Unit No. _____

Recitals

A. This Addendum is part of a Lease dated _____ (the "Lease") under which the Unit referred to above is being rented from Owner/Landlord by Tenant(s). The Unit is part of La Vereda Compound Condominium (the "Condominium"), the Amended & Restated Declaration for which was recorded on February 14 2012, as Instrument No. 1660372, in the records of Santa Fe County, New Mexico ("Declaration");

B. La Vereda Compound Condominium Unit Owners Association, Inc. ("Association") is the nonprofit corporation formed to maintain and manage the use of the Common Elements, and to otherwise manage the affairs of the Condominium;

C. The Unit and all persons who occupy it or use it, are subject to the Condominium Instruments referred to in paragraph 1, below, and the New Mexico Condominium Act (the "Act");

D. The Association has adopted this Addendum for use by Owner/Landlord and Tenant, expressly contemplating the Association as a third party beneficiary thereof.

Now, therefore, in consideration of the mutual covenants, promises and agreements contained in the Lease for the Unit and herein, Owner/Landlord and Tenant agree that the following provisions are hereby added to and incorporated into the Lease, and in the event of any conflict between the provisions of the Lease and this Addendum, the provisions of this Addendum shall control:

Addendum

1. Condominium Instruments. Tenant understands that the Condominium is governed by the Condominium Declaration, Bylaws, and Rules and Regulations (the "Condominium Instruments"). Tenant acknowledges receipt of a copy of the Declaration, Bylaws, and Rules and Regulations, as amended. If there is any conflict between the provisions of the Lease and the Condominium Instruments or the Act, the Condominium Instruments and the Act shall control. Tenant agrees to abide by the restrictions found within the Condominium Instruments, including but not limited to, restrictions with respect to noise, odors, disposal of refuse, pets, satellite dishes, parking and use of the Common

Elements. It shall be the Owner/Landlord's responsibility to provide the Tenant with a copy of the Condominium Instruments.

2. Compliance with Condominium Instruments. Tenant and Owner/Landlord agree to comply with the Condominium Instruments and the Act, and to cooperate with the Association. Owner/Landlord recognizes that s/he has the responsibility for curing and the power to cure violations of the provisions of the Condominium Instruments by a Tenant, up to and including Lease termination upon notice by the Association that said violations (s) persist. Following a reasonable opportunity for the Owner/Landlord to cure significant and/or recurring violation(s) of the Condominium Instruments by a Tenant, up to and including the commencement of Lease termination, Tenant and Owner/Landlord hereby recognize that the Association has standing as landlord solely for the purpose of having power to enforce remedies for a violation of the provisions of the Condominium Instruments against a Tenant, up to and including Lease termination.

3. Minimum Lease Term. No Owner/Landlord shall enter into a lease of his or her Unit without first executing a written lease with the Tenant for a term not less than thirty (30) days.

4. Subleasing Prohibited. Neither the Unit nor individual rooms shall be subleased without prior written consent of the Owner/Landlord and the Association. The Lease shall not be assigned without the prior written consent of the Owner/Landlord and the Association.

5. Violations. In the event that fines are levied against Tenant by the Association, both Tenant and Owner/Landlord shall be notified. Tenant shall have thirty (30) days to rectify or pay the fine. Should Tenant default on payment, the Owner/Landlord shall be notified of the default and shall be held financially responsible for payment of the Tenant's fines.

6. Assessments. It is understood that responsibility for paying the Association's assessments when due remains with the Owner/Landlord. Notwithstanding any other agreement between the Owner/Landlord and Tenant, the Owner/Landlord will be held responsible for timely payment of assessments, and late fees levied by the Association as the result of delinquent payments.

7. Use. The Unit shall be used by the Tenant only for residential purposes as a private dwelling. No business activity may be conducted in the Unit unless authorized by the Condominium Instruments or the Association. Tenant agrees to care for the Unit so as not to endanger the Unit or any other residents. Tenant shall keep the Unit in clean and sanitary condition, and free of pests.

8. Repairs and Alterations. Tenant shall not make alterations to the Common Elements without the prior written consent of Owner/Landlord and the Association. Tenant shall pay for all breakage or damage done to the Common Elements of the Condominium by Tenant or Tenant's family, guests or invitees.

9. Default. Tenant's violation of any provision of the Lease, the Condominium Instruments or the Act may result in the termination of the Lease and the eviction of the Tenant.

10. Copy of Addendum. Each Owner/Landlord shall, promptly upon entering into any Lease of a Unit, forward a signed copy of this Addendum to the Managing Agent or Board of Directors.

This Addendum is a part of the Lease. Except as modified by this Addendum, the Lease shall remain in full force and effect.

In Witness Whereof, the parties hereto have executed this Addendum as of the day first written above.

Owner/Landlord:	Tenant(s)
_____	_____
(Signature)	(Signature)
_____	_____
(Printed Name)	(Printed Name)
_____	_____
(Address)	(Signature)
_____	_____
(Address)	(Printed Name)

La Vereda Compound Condominium Unit Owners Association, Inc.

By: _____
President