

EXHIBIT A

CANAL POINTE CONDOMINIUM ASSOCIATION
REGULATION ON LEASE OF UNITS
LEASE RIDER

This Rider to the Lease for the unit located at _____,
between _____ (hereinafter "landlord" / "unit owner")
and _____ (hereinafter "tenant(s)") entered
into this _____ day of _____, 20_____.

IT IS HEREBY AGREED as follows:

1. LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS. The provisions of the Association's governing documents, including the Master Deed, By-Laws and Rules and Regulations of the Association, constitute material provisions of this Lease and are incorporated by reference in this Lease. If any provision of the lease is not consistent with the Association's governing documents, the governing documents will control.
2. VIOLATION OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION. Failure to comply with the Association's governing documents as defined in the preceding paragraph constitutes a material breach of this Lease and is grounds for eviction. In the event that the Tenant violates a provision of the governing documents and, after forty-five (45) days notice by the Association or the Landlord, continues to violate the governing documents, the Landlord shall have the obligation to commence eviction proceedings against the Tenant. If the Landlord fails to commence eviction proceedings and notify the Association of the commencement of those proceedings after notice from the Association, then the Association may commence eviction proceeding in the name of the Landlord against the Tenant. The Landlord will then be responsible for paying the Association's legal fees and costs in such proceedings. Said costs and expenses shall constitute a lien on the particular unit involved, and the collection thereof may be enforced by the Board in the same manner as provided for in the governing documents.
3. NO AMENDMENT OR SUBLET. The Tenant will not sublet all or part of the unit being leased without consent of the Association.
4. FAILURE OF UNIT OWNER TO PAY ASSOCIATION DUES. If a unit owner is in arrears of his dues or other fines and assessments, all tenants' recreational privileges are suspended. The Association may request that the tenant make payment to the Association of its rent and that the Association will apply same to the unit owner's outstanding balance. Any surplus will be sent to the unit owner. Failure of the tenant to make payment of rent to the Association will be a violation of these Rules and Regulations and subject to the remedial action set forth herein, including but not limited to eviction.

5. PETS. Pets are prohibited. The unit owner and the tenant hereby acknowledge that pets are prohibited and if a pet is in the unit it is in violation of the lease and will subject the landlord and the tenant to the remedial action set forth herein as well as the provisions for rule enforcement in the governing documents of the Association.

6. OCCUPANTS. This unit may only be occupied by two adults per bedroom, but not exceeding four adults per unit. The unit has ____ bedrooms. Accordingly, there will be ____ occupants of this unit whose names and ages are listed below for identification purposes and Association record keeping:

IF PERSONS OTHER THAN THOSE LISTED ABOVE OCCUPY THE UNIT, THE TENANT WILL BE IN VIOLATION OF THIS LEASE AND SUBJECT TO EVICTION.

Dated this _____ day of _____, 20____.

WITNESS:

_____ By: _____
Unit Owner

By: _____
Unit Owner

WITNESS:

_____ By: _____
Tenant

By: _____
Tenant