

## **Required Lease Provisions for Written Leases Covering Townhouses in Phase II of Morgan Street Birch Run**

1. Name, address, phone number and e-mail address, if any, of owner.
2. Name, address, phone number and e-mail address, if any, of the single responsible lessee/tenant.
3. Name and familial relationship of all persons who will be residing with the responsible lessee/tenant.
4. The time period of lease (must be at least 30 days).

The following lease paragraphs must be contained word-for-word in the lease:

5. "No more than two (2) dogs or cats may be kept in the leased premises."
6. "The lessee/tenant shall conform to all conditions set forth in the Association's Declaration of Covenants, By-Laws and Rules and Regulations and the only persons permitted to reside in the residence, other than the lessee/tenant, shall be a family member(s) of the lessee/tenant. Family members shall mean a spouse, child, grandchild, parent, grandparent, great-grandparent or other relative, domestic partner or significant other with whom the lessee/tenant maintains a close personal relationship and who resides in the leased premises. Any violation of these Covenants, By-Laws or Rules and Regulations by an owner or tenant is subject to a \$50.00 fine."

After the above items are in lease the lessee/tenant may add other terms and conditions he or she and his or her attorney may deem appropriate before the owner and lessee/tenant sign and date the lease.

The signed lease agreement must be submitted to:  
Edgewater Management Group, Inc., PO Box 150, Fort Edward, NY 12828