

MEMO TO: Redhawk Members

RE: Proposed Language for Redhawk Landlords to insert in Lease

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The following language is suggested for use by owners:

“As further consideration for this Lease Agreement, Tenant/Lessee expressly agrees to abide by all Governing Documents for the Redhawk Community Association, including but not limited to the CC&Rs, Bylaws, Articles, Rules and Regulations and Architectural Guidelines. By this reference to the Redhawk Governing Documents, all such restrictions contained in these documents are deemed to be incorporated as part of the Lease terms and, therefore, are binding upon Tenant/Lessee. Any violation of the Governing Documents shall be deemed a material breach of this Lease by Tenant/Lessee, and serve as a basis for termination of this Lease by Lessor. To the extent that Lessor becomes liable to the Redhawk Community Association for ANY fines, legal fees or costs due to violations of the Governing Documents by Tenant/Lessee, Tenant/Lessee shall fully indemnify and hold harmless Lessor for all such fines, legal fees and/or costs. By signing this lease below, Tenant/Lessee acknowledges receipt from Lessor of the Governing Documents for the Redhawk Community Association, and expressly agrees to abide by the same at all times.”