



The Occupant must communicate with the Association through the Unit Owner and notify the Unit Owner whenever the Occupant receives any communication from the Association.

Occupant agrees to abide by the terms and conditions of the governing documents for the Development ("Governing Documents"). The Default of any requirement applicable to occupants under the Governing Documents and Board of Trustees resolutions is a default of this lease.

The Occupant acknowledges receipt of a copy of the Governing Documents. The Occupant also understands that the Association can take enforcement action directly against the Occupant for breach of the Governing Documents, as if it were the Unit Owner. The Association may also levy fines and other penalties against the Occupant as well as the Unit Owner.

2. COMMON ELEMENTS

The Common Elements are provided to accommodate the occupants of the Development. To the extent permitted by law, the Occupant may use those areas subject to the Governing Documents and the policies of the Board of Trustees of the Association ("Board").

3. INJURY, DAMAGE OR LOSS

The Occupant promises to give the Unit Owner and the Association

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prompt notice of any accident to or defects in the water pipes, gas pipes, heating apparatus, or other equipment or appliances in the Unit.

To the extent permitted by law, the Association will not be liable for any package left with any of the Association's employees, or any loss by theft or otherwise.

4. RIGHT TO ENTER THE UNIT

The Association may enter the Unit without the consent of the Occupant in case of emergency.

Authorized agents of the Association may enter the Unit with the Occupant's consent at reasonable times after giving reasonable oral or written notice. Such entries may be made to inspect the Unit, to make necessary or agreed-to repairs, alterations, or improvements, to supply necessary or agreed-to services.

The Association will have all other rights to enter the Unit as may be provided by law.

The Association shall not be responsible for any damage resulting from such entries, except damage caused by its own negligence.

5. DAMAGE CAUSED BY OCCUPANT

The Occupant is liable to the Unit Owner and the Association for any damage sustained by the Unit Owner or the other Unit Owners of the Development or the Association, and caused by the Occupant or the guests, family, agents, or employees of the Occupant.

6. ALTERATIONS

The Occupant will make no alterations, additions, or improvements to the Unit without the prior written approval of the Board. The Association must also approve the time and manner of performing the work. All requests for written approval shall be accompanied by the written consent of the Unit Owner.

7. RULES

The Occupant will comply with the rules and regulations of the association. These rules and regulations may be modified or supplemented by the Association from time to time.

8. POWER OF ATTORNEY

In the event the Occupant is disorderly or disruptive, allows destruction, damage, or injury to the premises, or in any other way fails to comply with the Governing Documents, and the Unit Owner

fails to institute and diligently prosecute an eviction action against the Occupant for good cause as set forth in N.J.S.A. 2A:18-61.1 (which includes, but is not limited to disorderly conduct, willful or negligent destruction of the premises, and violation of rules and regulations) the Association shall have the right to institute and prosecute such action as attorney-in-fact for the Unit Owner and at the sole cost and expense of the Unit Owner, including all legal fees incurred. Said cost and expenses shall be deemed to constitute a lien on the Unit. This Rider to Unit Lease shall constitute a Power of Attorney for the benefit of the Powder Mill Village Association to be exercised by its Board of Trustees.

9. OCCUPANTS

If the unit is occupied by more than two (2) persons, their names and ages are listed below for identification purposes for Association record keeping:

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The Unit Owner has agreed to permit the Occupant to keep only those domestic pets listed below, if any, subject to the rules and regulations of the Association.

\_\_\_\_\_  
\_\_\_\_\_

Dated this      day of

\_\_\_\_\_

WITNESS:

\_\_\_\_\_

BY:

Unit Owner

WITNESS:

\_\_\_\_\_

Occupant

\_\_\_\_\_

\_\_\_\_\_

Occupant

**POWDER MILL VILLAGE ASSOCIATION, INC.**

**\*PLEASE PRINT\***  
**OWNER INFORMATION:**

Name: \_\_\_\_\_

Address you own: \_\_\_\_\_

Mailing address (if different from above, if you rent your unit) \_\_\_\_\_

Home Phone #: \_\_\_\_\_ Work: \_\_\_\_\_

Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Any handicapped persons, and any special information that we should be aware of .

Below please list the names of the RESIDING RESIDENTS only. If you are an owner and rent your unit out, I will need your tenant's information below.

Tenant/Residing Adult (Over 18):

1. Residing Adult: \_\_\_\_\_ Work #: \_\_\_\_\_  
Home Phone #: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Cell #: \_\_\_\_\_ License Plate# \_\_\_\_\_  
Car Make/Model \_\_\_\_\_  
Emergency Contact Name & Phone \_\_\_\_\_

2. Residing Adult: \_\_\_\_\_ Work #: \_\_\_\_\_  
Home Phone #: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Cell #: \_\_\_\_\_ License Plate# \_\_\_\_\_  
Car Make/Model \_\_\_\_\_  
Emergency Contact Name & Phone \_\_\_\_\_

3. Residing Adult: \_\_\_\_\_ Work #: \_\_\_\_\_  
Home Phone #: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Cell #: \_\_\_\_\_ License Plate# \_\_\_\_\_  
Car Make/Model \_\_\_\_\_  
Emergency Contact Name & Phone \_\_\_\_\_

4. Residing Adult: \_\_\_\_\_ Work #: \_\_\_\_\_  
Home Phone #: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Cell #: \_\_\_\_\_ License Plate# \_\_\_\_\_  
Car Make/Model \_\_\_\_\_  
Emergency Contact Name & Phone \_\_\_\_\_

Name of Child (Under 18 years of age)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

If additional space is needed please enter the information on the back of this form.

When Complete please return form to:

**Cedarcrest Property Management**  
**295 Bloomfield Ave, Caldwell, NJ 07006**  
**FAX (973) 228-5422**