

**Somerfield Homeowners Association
Violation Determination**

To: _____ Date: _____

On _____, 20____, you were notified of a violation of the Declaration, By-Laws or Rules and

Regulations of the Association. Pursuant to the Association Rules;

- A hearing was held at your request
- You have admitted to the violation by default and waived your right to request a hearing regarding the alleged violation. After considering the complaint, the following determination has been made and the following actions(s) will be taken:
- You were found not guilty and no action will be taken.
- A _____ violation of the Association's Declaration, By-Laws or Rules and Regulations has occurred and the fine of \$_____ is hereby being enforced.
- Damages, expenses and administrative charges in the total amount of \$_____ have occurred and are now due.
- Legal expenses in the amount of \$_____ have been incurred by the Association and are now due.
- As a result of a second or subsequent violation, we have instructed our attorneys to inform you that legal proceedings will be instituted if further violations occur and the expenses incurred will be assessed to you.

Director, Somerfield Homeowners Association

Director, Somerfield Homeowners Association

RIDER TO LEASE

This Rider must be attached to the lease in accordance with the Rules and Regulations of the Somerfield Homeowners Association. By this Rider, the undersigned parties to said lease expressly acknowledge that every lease and the parties thereto, shall be subject in all respects to the provisions of said Declarations as well as the By-Laws and Rules and Regulations of the Association, and failure by the lessee to comply with the terms thereof shall be a default under the lease.

The Bolingbrook "Good Neighbor" Rent Lease Program requires that all landlords/agents have a valid license from the Village of Bolingbrook effective July 1, 2007, before renting or leasing property in accordance with Chapter 27, article 2 of the Village of Bolingbrook Municipal Code (27-207).

The Board of Directors of the Somerfield Homeowners Association (the "Board"), shall be a third party beneficiary of said lease and shall be entitled to pursue all legal and equitable remedies available to either party under the lease in the event of any default. No rights of the Board shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

Lessor (Landlord)

Lessee (Tenant)

Lessor (Landlord)

Lessee (Tenant)

Date: _____

Address: _____

NOTE: A photocopy of the signed original of said lease and this Rider must be given to the aforesaid Board or its Managing Agent, for its files in accordance with the Rules and Regulations of the Association. Please complete the following for the Association's/Agent's use only.

Lessor Information: Address: _____

Name: _____ Home #: _____

Work #: _____ Emergency #: _____

Tenant Information: Address _____

Name: _____ Home #: _____

Work # _____ Emergency #: _____

In accordance with Chapter 27, article 2 of the Village of Bolingbrook Municipal Code (27-207)

MANDATORY ADDENDUM TO RENTAL/LEASE AGREEMENT

This Addendum is incorporated into and shall become a part of the Rental/Lease

Agreement dated _____ between _____

("LANDLORD"), AND _____ ("TENANT").

Landlord and Tenant agree as follows:

The Tenant, any member of the Tenant's household, any guest or any other person associated with the Tenant on or near the leased premises:

Shall not engage in criminal activity, including drug-related criminal activity, on or near leased premises. "drug related criminal activity" means the illegal manufacture, sale, distribution, use or possession of any illegal controlled substance as defined in 21 U.S.C. 802;

Shall not engage in any act intended to facilitate criminal activity.

Shall not permit the Dwelling Unit to be used for or to facilitate any criminal activity, or

Shall not maintain a "nuisance" on the premises as defined in Section 27-212 of the Municipal Code of the Village of Bolingbrook.

ANY ACTIVITY PROHIBITED BY THIS AGREEMENT SHALL CONSTITUTE A SUBSTANTIAL VIOLATION OF THE LEASE, MATERIAL NONCOMPLIANCE WITH THE LEASE, AND GROUNDS FOR TERMINATION OF TENANCY AND EVICTION.

Dated

Dated

Landlord

Tenant

A copy of this document along with Rider to Lease must be included with a copy of the lease to the Somerfield Homeowners Association Property Manager.

Confirmation of Received Documents

This is to certify that I/we have received a copy of the Declaration, By-Laws and Rules and Regulations "governing documents" and any amendments to them, of the Somerfield Homeowners Association and hereby agree to abide by the governing documents as part of lease agreement.

Lessee/Tenant _____ Date

Lessee/Tenant _____ Date

As owner (lessor) I am aware and agree that I/we are jointly liable for any rule infractions by the lessee above for the property located at:

Property Address _____

Lessor/Owner _____

Lessor/Owner _____