

Towne Estates Condominium Association

RENTERS AGREEMENT for:

(please enter Building/Unit, e.g. R177-2B)

All residents, including Unit Owners and tenants, are required to comply with all the provisions of the Master Deed, By-Laws and Rules and Regulations (collectively "governing documents") of Towne Estates Condominium. By execution of this Rental Agreement you acknowledge that you are aware of and agree to comply with all governing documents including but not limited to the following:

1. **Only individuals on the current lease are allowed to occupy the premises.** Only two (2) unrelated adults are allowed to occupy a two-bedroom unit, and three (3) unrelated adults may occupy a three-bedroom unit. Month-to-month rentals are NOT ALLOWED.
2. **Regulation nameplates** for the mailbox and directory must be ordered from the office. Failure to order regulation nameplates will result in fines assessed to the unit owner.
3. **Excessive noise** that disturbs other residents is not acceptable and will result in fines assessed to the unit owner after a one-time warning notice.
4. **No pets** of any kind are allowed in the Common areas.
5. **Trash** must be placed in plastic bags and placed at the rear entrance for collection between the hours of 5:00 A.M. – 10:00 A.M. only. There is no collection on Sundays or major holidays. Violations will result in trash fines assessed to the unit owner. Trash bags are provided by the office to each unit annually.
6. **Illegally parked cars will be towed without notice!** Only one vehicle is permitted for each parking space associated with the unit. All units have been issued Guest Parking Passes which must be used by Guests who stay after 4:00 am. Two (2) bedroom units are allowed 30 free uses of guest parking; three (3) bedroom units have 45 uses. ALL USES ARE TALLIED FROM SEPTEMBER; if tenant occupancy begins after September, all uses normally associated with the unit may not be available. Usage can be checked by calling the front office. **Parking after your guest allotment has been used up will result in towing.** Additional guest parking may be purchased from Management, or spaces may be for rental.
7. **Common areas** are not storage areas and items left in the hallways can be confiscated and result in a \$25.00 fine assessed to the unit owner.
8. **Move-ins and move-outs** are restricted to the rear of the buildings and must be undertaken during reasonable hours. Failure to adhere to this regulation will result in fines assessed to the unit owner.
9. **IMPORTANT: Tenant-related issues should be referred to landlords.** Management is responsible to unit owners *only*.

The above listed items are not all-inclusive. A complete copy of the condominium by-laws can and should be obtained from your landlord for your use. ALL RESIDENTS OF TOWNE ESTATES ARE HELD ACCOUNTABLE TO THE BY-LAWS AS MASSACHUSETTS LAW. **Breach of these by-laws can lead to permanent eviction of the tenant(s) from the premises by the Association.**

Tenant Signature

Date

Tenant Signature

Date

Tenant Signature

Date

Landlord Signature

Date