



# Spring Valley Lake Association

## Crime Free Lease Addendum

In consideration of the execution or renewal of a lease of a dwelling identified in the lease, Owner and Resident agree to the following:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on the said premises. "drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any member of the resident's household or a guest or other person under the residents control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any location, within the community.
5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, within the community or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent serious property damage.

**6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY.**

A single violation of any provisions of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.



8. Tenants shall maintain current vehicle license registration tag on all vehicles. All vehicles not maintained and vehicles with expired license tags will be subject to removal from the community at the owner's expense.

9. All adults residing on premises must be listed below.

10. This LEASE AGREEMENT is incorporated into the lease executed and renewed this day between Owner and Resident.

Please PRINT names of all persons residing at this premise:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Tenant's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

\_\_\_\_\_

Print Name

**Mailing Address:** \_\_\_\_\_

Phone Number: \_\_\_\_\_

\_\_\_\_\_

**Owner's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

\_\_\_\_\_

Print Name

**Mailing Address:** \_\_\_\_\_

Phone Number: \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Lot No: \_\_\_\_\_ Tract No: \_\_\_\_\_