

# Highpoint Country Club

Community Corporation of Highpoint, Inc.

## Addendum

**Other Lease Provisions:** The following additional lease provisions will apply to all residential properties rented within the Holiday Lake/High Point County Club community and must be added as an Addendum to all Lease Agreements.

### TENANT:

1. **RULES & REGULATIONS:** Tenant(s) hereby **acknowledge receipt** of the **attached** Community Corp of High Point Rules & Regulations and **agrees to adhere** to the outlined rules
2. **TRASH REMOVAL:** Tenant Agrees to **secure and maintain Trash Removal service** during their tenancy. The Tenant agrees to provide the Landlord proof of such service coverage.
3. **TENANT REGISTRATION:** All Tenant(s) **must register** with the Community Corp of High Point (CCHP) located at 342 Lake Shore South, Montague, NJ (Clubhouse building) within seven (7) days of signing Lease. During the term of this Lease, the premises shall be occupied by the Tenant, and no other person(s). The Landlord must be notified immediately and approve any change to this provision. Landlord has the right to deny an increase or change in occupants. Any/All approved new Tenants must be registered with CCHP.
4. **REGISTRATION FEE:** The **Landlord is responsible** to pay the \$50.00 Tenant Registration Fee to the Community Corporation of High Point (CCHP) for new Tenants.
5. **LANDLORD WAIVER:** Tenant shall secure from Landlord a **Waiver of Landlord's Rights** and present same to the CCHP office no later than 2 weeks after taking possession of the premises.
6. **TENANT RIGHTS:**
  - a. Tenant shall have the **right to use the Community amenities** so long as Tenant maintains his/her obligations in good standing under the terms and conditions of this leasehold.
  - b. Tenant's rights to Amenities will be suspended if/when Landlord becomes delinquent with CCHP dues. In such cases, Tenant may direct their rent check(s) to CCHP in order to reinstate rights to Amenities until the Landlord become current.

7. **FINES & PENALTIES:** Tenant **agrees to pay any and all fines** that Landlord incurs as a result of Tenant's activities. Tenant also agrees to pay any and all legal and/or court fees associated with or resulting from Tenant's non-adherence to the CCHP Rules & Regulations where Tenant is at fault.

**LANDLORD:**

1. **LANDLORD WAIVER:** Landlord shall sign the attached waiver of Landlord's rights to the Community amenities and provide same to Tenant for presentation to CCHP.
2. **TOWNSHIP REGISTRATION:** Landlord must register Rental with Montague Township.
3. **DELINQUENT DUES/ASSESSMENTS:** If at any time Landlord becomes 90 days delinquent with payments of CCHP Dues and/or Assessments, the Tenant's rights to Amenities will be suspended and Tenant may redirect Rent payments to CCHP until such delinquencies are paid in full, at which time rights to Amenities will be restored.

**Agreed to by:**

**Tenant:**

X \_\_\_\_\_  
(signature)

Name: \_\_\_\_\_  
(print name)

**Landlord:**

X \_\_\_\_\_  
(signature)

Name: \_\_\_\_\_  
(print name)

Additional information about the High Point Country Club community can be found on the Internet at URL <http://highpointcountryclub.org/bylaws.htm>.

Contact CCHP: Community Corp of High Point  
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