



RIDER TO LEASE AGREEMENT

This Rider is a part of the lease for the property located at _____. Landlord and tenant acknowledge that to the extent of inconsistencies between this Rider and the lease to which it is attached, this Rider shall control.

The Wynstone Covenants, Conditions and Restrictions, By-Laws and Architectural Review Committee Regulations (collectively, the “Wynstone CCR’s”) apply to all occupants and tenants and to all leases or other occupancy agreements executed by a Wynstone homesite owner. Tenant acknowledges it has received a copy, or access to a copy, of the Wynstone CCR’s.

All requirements and responsibilities of an owner under the Wynstone CCR’s remain the primary obligation of the landlord, regardless of anything to the contrary contained in the lease. The Wynstone Property Owners’ Association (the “Association”) will continue to enforce such requirements and obligations against the landlord, and is not required to, and will not, enforce the terms of the lease against the tenant.

The Association will continue to bill assessments, water bills and any other fees to the owner/landlord and the landlord acknowledges the owner/landlord is responsible for payment on the due date. Upon termination of lease agreement or tenant move-out, a final water bill will be read and issued. Please allow 48 hours’ notice. There is a \$100.00 fee for this service.

To obtain a transponder for Gate Access, tenant must register its vehicle with the POA Office. There is a fee for a transponder depending upon the model selected. The owner must notify the WPOA of the termination of the lease so the transponder number/ tenant can be deleted from the ABDi guest access system.

Lot maintenance, including maintaining the grass at 6” or below, the removal of dead trees and other maintenance items remain the responsibility of the landlord. The Association may pursue any of its rights and remedies for a violation of the Wynstone CCR’s including, without limitation, the right to perform the actions not taken by the landlord and seek reimbursement from the landlord.

If the landlord operates the irrigation system, the Illinois Environmental Protection Agency requires an Annual RPZ (Reduced Pressure Zone) Certification. Landlord shall furnish a copy of such Certification to the Association upon request. The Association, in addition to any other rights and remedies it may have, may impose a \$500 fine and/or terminate water services for failure to obtain the Certification.

Moving vans and service contractors must use the Service Entrance – Monday through Saturday 6:30 a.m. to 6:30 p.m. The Service Gate is closed on Sunday and all Holidays.

A copy of the lease and any subsequent amendments shall be provided to the Wynstone Property Owners’ Association.

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|-----------|------|---------|------|
| LANDLORD: | Date | TENANT: | Date |
| _____ | | _____ | |

