

Exhibit A to Lease
RITTENHOUSE AT LOCUST GROVE HOMEOWNERS ASSOCIATION, INC.

LEASE RIDER

The following terms are a necessary and inseparable part of your Lease. You are required to read these terms and acknowledge your agreement to them below. Failure to agree and/or abide by these terms is grounds to have the Lease deemed void, for eviction, and for other legal actions.

LEASE SUBJECT TO ASSOCIATION GOVERNING DOCUMENTS.

The provisions of the Declaration and the ByLaws (collectively the "Governing Documents") of Rittenhouse at Locust Grove Homeowners Association, Inc. (the "Association") and any rules and regulations promulgated thereunder (the "Rules and Regulations") constitute material provisions of any lease of a residential Unit (the "Lease") and are incorporated by reference in this Lease Rider. If any provision of the Lease is not consistent with the Governing Documents, the Governing Documents will control.

GENERAL TERMS AND CONDITIONS PURSUANT THE GOVERNING DOCUMENTS.

All leases are subject to and include the following terms:

The owner (or landlord, as applicable)(hereinafter, the "Owner") assigns to the Rittenhouse At Locust Grove Homeowners Association, Inc. in which the Owner is a member (herein referred to as the "Association"), the following rights:

Power-of-Attorney.

Each Owner hereby irrevocably names and constitutes the Association as the Owner's Attorney-in-Fact for the purpose of taking any legal action, including eviction under N.J.S. 2A:18-61 et seq., against Tenants or other Unit occupants. This Power-of-Attorney may be exercised by the Association if the Tenant violates any of the provisions of the Declaration, Bylaws or Association Rules and Regulations provided the Owner has not commenced an action to cure the violation of the Declaration, Bylaws or Rules and Regulations within ten days of receipt of notice of same from the Association. This Power-of-Attorney is to enable the Association to exercise against the Tenant each right which the Association may have to enforce the Declaration, Bylaws, or Rules and Regulations. If the Association's Board of Trustees takes such action, it may recover back against the Owner any costs and expenses of the action, including without limits reasonable attorney and paraprofessional fees and costs."

Each Owner and Tenant is estopped from objecting to the Association's exercise of its rights set forth

above.

The Owner must deliver to the Association a copy of each lease and renewal leases within ten days of the Owner's execution of same.

VIOLATION OF GOVERNING DOCUMENTS IS GROUNDS FOR EVICTION. Failure to comply with the Governing Documents or Rules and Regulations or this Lease Rider constitutes a material breach of the Lease and is grounds for eviction. Landlords shall inform prospective Tenants that Tenants are obligated to abide by and comply with the Governing Documents in the same manner as Landlords.

OCCUPANY LIMITS.

The Unit shall be occupied by no more than _____ persons, whose names and ages listed below for identification purposes for Association record keeping:

NAMES:

AGE(S):

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a Landlord leases a Unit to two (2) or more unrelated Tenants, each Tenant must sign the Lease. If any Tenant shall move out of the Unit prior to the end of the Lease period, the Landlord must have any new Tenant execute and sign a new Lease and Lease Rider. If at any time during the Lease period, the number of Tenants living in the Unit differs from the number reflected in the Lease, the Tenant(s) shall be found in breach of the Lease and subject to eviction and any other penalties reflected in the Governing Documents or this Lease.

NO ASSIGNMENT OR SUBLET. The Tenant will not assign or sublet all or part of the property being leased hereby (the "Premises") without prior written consent of the Association.

UNIT ACCESS. The Tenant agrees and acknowledges the right of the Association to have access to the Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements/areas therein or accessible therefrom or for making

emergency repairs necessary to prevent damage to common elements or to any other Unit or Units, in accordance with the Governing Documents. The Association shall not be liable to either the Landlord or the Tenant for any damage resulting from the Association's exercise of its rights pursuant to this provision, except for that damage caused by the Association's negligence.

GOVERNMENTAL REQUIREMENTS. Notwithstanding the above, the Tenant shall comply with all federal, state and local requirements concerning the occupancy and use of the Unit, including but not limited to, New Jersey Department of Community Affairs regulations and township ordinances concerning the number of individuals who may reside within the Unit, in conjunction with any related provisions of the Governing Documents and/or Rules and Regulations. Failure to so comply shall constitute a material breach of this Lease.

INJURY, DAMAGE OR LOSS. The Tenant shall notify promptly both the Landlord and the Association of any accident to, defects in, or problems with the water pipes, gas pipes, heating apparatus, or other equipment or appliances in the Unit.

AGREEMENT AND ACKNOWLEDGEMENT OF THE LEASE RIDER. The following signatories hereby agree and acknowledge all terms of this Lease Rider.

_____, Tenant _____ Date

_____, Tenant _____ Date

_____, Landlord _____ Date

_____, on Behalf _____ Date
of Rittenhouse At Locust Gove
Homeowners Association, Inc.