

# Kings Creek Village

TOWNHOUSE ASSOCIATION, INC.

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8333 SW 81 AVENUE  
Miami, Florida 33143  
Office: 305-596-0176/Fax: 305-596-5245  
Business hours: M-F 1:00 pm - 5:00 pm  
Email: kcvta@bellsouth.net

## LEASE SECURITY DEPOSIT AGREEMENT

THE \$300 SECURITY DEPOSIT WAS PAID BY:

\_\_\_\_\_

AFTER LEASE EXPIRES THE \$300 SECURITY DEPOSIT SHALL BE REFUNDED TO:

\_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_  
PROPERTY ADDRESS

\_\_\_\_\_  
TENANT'S SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
PRINT NAME

**Kings Creek Village Townhouse Association, Inc.**  
**RIDER TO LEASE OF TOWNHOUSE UNITS**

1. Lessee does hereby acknowledge receipt of a copy of the Kings Creek Village Association, Inc. Rules, the Kings Creek Village Townhouse Association, Inc. Rules and regulations, and the By-laws of Kings Creek Village Townhouse Association, Inc. (the Association) and agrees to be bound by the provisions contained therein. Lessee further agrees to protect the common areas of Kings Creek Village and not to permit or commit waste thereon or damage thereto or to use the common areas or his or her unit in a manner which would constitute a nuisance to other unit owners. Lessee acknowledges that any violation of the provisions of this rider or the provisions contained in the Florida Homeowners Association Statute (Sec. 617.301, et. Seq.0 as same may from time to time be amended, shall constitute a material default under the terms of this lease.
2. Lessor agrees that in the event of such default by Lessee, the Lessor shall immediately, at his own expense, take all steps necessary, including legal action to secure the removal of the Lessee from the premises. If the Lessor fails to act within ten (10) days after receiving written notice of default from the Association then, in such event, Kings Creek Village Townhouse, Inc. is hereby authorized to commence legal action for the removal of the Lessee from the premises. For purposes hereof, the Lessor does irrevocably appoint, for the duration of this Lease, the Association as its Agent and Attorney-in-Fact, for the purpose of enforcing the provisions contained in this Rider, and in connection therewith does hereby authorize the Association to take any and all legal action which it may reasonably deem to be necessary, including an action for removal of the Lessee from the premises, in order to enforce the provisions contained herein.
3. In the event that legal action is commenced by the Association against either the Lessee or Lessor, provided that the Association prevails in said action, the Lessee and Lessor individually and collectively shall both be liable for the costs and attorney's fees incurred by the Association in connection with such action. The Lessee and Lessor each agree to indemnify, save and hold harmless the Association from all costs and expenses and damages of any type whatsoever which the Association may reasonably incur as a result of or arising out of the actions of the Lessee in connection with this tenancy, and it is understood that both the Lessor and Lessee shall be liable for any damages caused to the Association property or common elements by the Lessee, his guests or invitees. It is, however, understood that notwithstanding the foregoing, the Lessor shall only be liable for actions of the Lessee, his guests and/or invitees to the same extent that the Lessor would be if the Lessor personally undertook such action.
4. This lease is not assignable nor shall any sublease of the demised premises be permitted.
5. At the request of the Association, Lessee shall provide Association with credit references, employment references and such other information as may be reasonably necessary to assure Lessee's financial responsibility.
6. The Covenants and conditions herein contained and contained in the Declaration of Covenants and restrictions for Kings Creek, the By-laws, Articles of Incorporation and Rules and Regulations of Kings Creek Village Association, Inc. and Kings Creek



Village Townhouse Association, Inc. shall apply to and bind the heirs, legal representatives and assigns of the parties hereto.

7. It is specifically understood that the said premises are leased to the Lesse and his family consisting of \_\_\_\_\_adults and \_\_\_\_\_ children.
8. It is understood and agreed that any approval received from the Association in connection with this Lease shall only apply to the original Lease term and shall not be considered an approval of any option to renew the Lease, regardless of whether such option is contained in the Lease. Lessor or Lesse shall give Association written notice of their intent to renew or extend the Lease forty-five (45) days prior to its expiration.
9. In all cases hereinabove set forth wherein both the Lessor and Lessee are liable, said liability shall be considered joint and several.
10. In the event that any of the terms of the Lease to which this Rider is appended are inconsistent with the terms contained herein, the terms of this Rider shall govern.
11. Lessee acknowledges having read and understood the Lease and this Rider.

In witness whereof, the undersigned has set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
LESSEE

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
LESSEE

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
LESSOR

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
LESSOR

# Kings Creek Village Townhouse Association, Inc.

## ACKNOWLEDGEMENT OF RECEIPT OF

KINGS CREEK VILLAGE TOWNHOUSE ASSOCIATION, INC.  
RULES AND REGULATIONS  
PARKING RULES  
PARKING RULES ENFORCEMENT  
YARD SALE RULE  
STAMPED CONCRETE PARKING LIABILITY

AND

KINGS CREEK VILLAGE (MASTER) ASSOCIATION, INC.  
RULES AND REGULATIONS

I, \_\_\_\_\_ am/are in receipt of the above  
referenced Rules and Regulations of the Kings Creek Village (Master) and Kings Creek  
Village Townhouse Association, Inc.

\_\_\_\_\_  
Tenant's Signature

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Tenant's Signature

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Address

### Parking Affidavit

Complete this affidavit to insure you will only have two cars parked on your parking pad. This will also serve as proof no more than two cars are allowed on the premises. Visitor parking will be available for visitors only.

I \_\_\_\_\_ and \_\_\_\_\_ confirm I understand there will only be space on my parking pad for \_\_\_\_\_ cars. I am aware there will be no parking on the street or on the grass by any visitors. I understand that providing false information is a violation of the association tenant application screening.

Printed Name: \_\_\_\_\_ Signed: \_\_\_\_\_ Sworn to  
me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Notary Public My Commission Expires: \_\_\_\_\_

Kings Creek Village Townhomes