

## ADDENDUM A

The tenant must comply with the following important clauses taken from the "Certificate of Vote and Resolution of the Board of Trustees of Residences of Cape Ann Heights Condominium Association":

### IMPORTANT CLAUSE

1. "LESSEE ACKNOWLEDGES BY HIS/HER EXECUTION OF THE LEASE, LET, RENTAL OR LICENSE HEREWITH THAT HE/SHE HAS RECEIVED AND/OR REVIEWED A COPY OF THE MASTER DEED AND DECLARATION OF TRUST OF THE RESIDENCES AT CAPE ANN HEIGHTS CONDOMINIUM ASSOCIATION, COPIES OF WHICH ARE ATTACHED HERETO AND INCORPORATED HEREWITH."
2. "LESSEE AGREES THAT HE/SHE WILL NOT VIOLATE THE PROVISIONS OF ANY SAID DOCUMENTS AND, TAKE HIS/HER LEASE, LET, RENTAL OR LICENSE SUBJECT TO ALL OF THE REQUIREMENTS OF THE AFOREMENTIONED DOCUMENTS, NOTWITHSTANDING ANY PROVISIONS FOUND IN THIS LEASE, LET, RENTAL OR LICENSE AND THAT IN THE EVENT OF A CONFLICT BETWEEN THE LEASE, LET, RENTAL OR LICENSE AND THE RIGHTS GRANTED THEREUNDER, AND THE CONDOMINIUM DOCUMENTS (I.E. MASTER DEED AND DECLARATION OF TRUST, AND ANY AMENDMENTS THERETO) THAT SAID CONDOMINIUM DOCUMENTS WILL BE THE CONTROLLING SOURCE OF THE OBLIGATIONS CONTAINED HEREUNDER."

Initials of all Tenants \_\_\_\_\_

3. "LESSEE ACKNOWLEDGES THAT HE/SHE WILL BE JOINTLY AND SEVERALLY LIABLE WITH THE UNIT OWNER FOR ANY VIOLATION OF THE CONDOMINIUM DOCUMENTS AND THAT IN THE EVENT OF A VIOLATION OF THE PROVISIONS OF THE CONDOMINIUM DOCUMENTS THAT ANY LEASE, LET, RENTAL OR LICENSE HEREUNDER MAY BE TERMINATED, AT THE SOLE DISCRETION OF THE BOARD OF TRUSTEES, ALL IN CONFORMITY WITH THE CONDOMINIUM DOCUMENTS AND MASSACHUSETTS GENERAL LAWS."
4. "SAID TERMINATION BY THE BOARD OF TRUSTEES SHALL NOT RELIEVE THE UNIT OWNER AND/OR LESSEE OF ANY LIABILITY WHICH SAID UNIT OWNER AND/OR LESSEE MAY HAVE TO THE RESIDENCE AT CAPE ANN HEIGHTS CONDOMINIUM ASSOCIATION, NOR RELIEVE THE UNIT OWNER AND/OR LESSEE FROM ANY DAMAGE DUE TO THE RESIDENCE AT CAPE ANN HEIGHTS CONDOMINIUM ASSOCIATION AND ALL APPLICABLE FINES, ATTORNEY'S FEES AND COSTS AS SET FORTH IN THE CONDOMINIUM DOCUMENTS."
5. "LESSEE FURTHER ACKNOWLEDGES THAT THE RESIDENCE AT CAPE ANN HEIGHTS CONDOMINIUM ASSOCIATION, PURSUANT TO THE CONDOMINIUM DOCUMENTS, WILL HAVE THE RIGHT TO ENTER THE UNIT AS MAY BE PROVIDED WITHIN SAID DOCUMENTS.

Tenant Name: \_\_\_\_\_

Signature \_\_\_\_\_

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