

THE WESCOTT HILLS REVISED BUILDING ASSOCIATION
Lease Addendum for Eagan Hills Neighborhood

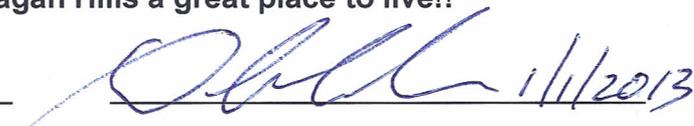
In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease for an apartment or condo in the neighborhood known as "Eagan Hills" located in Eagan Minnesota, MANAGEMENT, RESIDENT, and the Wescott Hills Revised Building Association ("THE ASSOCIATION") agree as follows:

1. Failure to abide by this addendum may result in eviction actions initiated by MANAGEMENT and/or THE ASSOCIATION.
2. RESIDENT shall have no motor home, camper, trailer, boat, recreational vehicle, unlicensed vehicle, inoperable vehicle, vehicle on blocks, or commercial truck on the Premises or on the common area, except in a garage. A commercial truck is any truck larger than a pickup truck. Three days after giving notice to RESIDENT, THE ASSOCIATION may remove and store the offending vehicles. RESIDENT shall pay reasonable removal and storage expenses.
3. RESIDENT(S) agrees to keep the parking space(s) clean of oil, anti-freeze or other vehicle lubricants that may spill or drip. RESIDENT(S) agrees not to repair their vehicles or others on the premises if such repairs will take longer than a single day. RESIDENT(S) also agrees to take responsibility for where their guests park.
4. Please be quiet in the common areas. Children should not play in the hallway.
5. State Law prohibits smoking in common areas. Please don't smoke in the hallway.
6. Help us with litter. Please pick up after yourself and your children and do not throw cigarette butts outside.
7. Please park in designated areas only... in front of your own garage or in the two overflow lots.
8. Please instruct your children not to play in the street and please do not leave toys and bikes outside.
9. Residents must comply with the City of Eagan's curfew ordinance that specifies what times minors cannot be in public places.
10. Please do not set garbage out that is not in your garbage can. The garbage service will not take it. Please put your garbage can inside your garage after garbage pickup day.
11. RESIDENT PROMISES: 1) Not to act in a loud, boisterous, unruly or thoughtless manner or disturb the rights of the other residents to peace and quiet or become a nuisance to other residents, or to allow his/her guests to do so; 2) to use the apartment only as a private residence, and not in any way that is illegal or dangerous or which would cause a cancellation, restriction or increase in premium in THE ASSOCIATION's insurance; 3) shall not violate any state, city or fire ordinance including not to or store on or near the apartment any flammable or explosive substance; 4) not to interfere in the management and operation of the apartment building.



12. RESIDENTS must have approval from MANAGEMENT and THE ASSOCIATION to operate a business at Eagan Hills.
13. THE ASSOCIATION maintains a zero tolerance policy in regards to crime and violence. RESIDENT, any members of the RESIDENTS' household, guests or other persons under the RESIDENT'S control shall not engage in fighting or in violent, tumultuous, or threatening behavior; nor possess or use illegal drugs or drug paraphernalia or engage in any activity that constitutes a criminal offense whether on the Eagan Hills property or not. If any RESIDENTS criminal record changes negatively, or if additional charges not known about, or not disclosed at the time of initial approval appear, eviction actions may be initiated by MANAGEMENT and/or THE ASSOCIATION.
14. RESIDENT, any members of the RESIDENTS' household, guests or other persons under the RESIDENT'S control shall not cause any deliberate damage to any property in the complex, regardless if owned by the City, THE ASSOCIATION, Owners, utility companies, or other Tenants nor cause graffiti, vandalism, litter about the premise, drive recklessly, or make unreasonable noise.
15. Overnight guests staying in excess of seven (7) days in any 12-month period will require a criminal background check.
16. All RESIDENTS agree to abide by the Wescott Hills Building Association Rules, which are available from your Landlord or on the website at <http://wescotthills.com/>
17. If THE ASSOCIATION determines that any statements made by RESIDENT in the rental application or otherwise are not true, then RESIDENT has violated this lease and may be evicted.
18. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
19. This LEASE ADDENDUM is incorporated into the lease previously or newly executed, or renewed this day between MANAGEMENT and RESIDENT. RESIDENT(s) acknowledge receipt of this addendum by signature of this document.

Thank you for helping make Eagan Hills a great place to live!!

_____			
MANAGEMENT	Date	THE ASSOCIATION Representative Date	
_____	_____	_____	
RESIDENT	Date	RESIDENT	Date
_____	_____	_____	_____
RESIDENT	Date	RESIDENT	Date
_____	_____	_____	_____
RESIDENT	Date	RESIDENT	Date