

Exhibit 3 of the Rules and Regulations

Addendum to Residential Lease

THIS ADDENDUM, dated this _____ day of _____, 20____, is made by and between _____, hereinafter referred to as "landlord" and _____, hereinafter referred to as "lessee".

Witnessed:

WHEREAS, the parties hereto are entering into a residential lease for Landlord's Unit #_____ located in the Tiara condominium (the "Lease"). This Addendum is attached and made a part of the lease; and

WHEREAS, the said property is subject to a recorded Declaration of Condominium ("Declaration"), and the By-Laws of Tiara Condominium Association Inc. ("Association") which include covenants permitting the Board of Directors to adopt reasonable rules and regulations regarding the use of the Units; and

NOW, THEREFORE, in consideration of the terms herein and the aforementioned Lease and other good and valuable consideration, the sufficiency of which is acknowledged by the parties, the parties agree as follows:

1. The terms of this Addendum shall prevail over any conflicting terms contained within the Lease.
2. In the event lessee receives notification from or on behalf of the Association that the Landlord is in default under his monetary obligations for payment of assessments imposed by the Association, the Lessee shall, within 15 days of receipt of notification by the Association, pay the amount of the rent otherwise due to the Landlord over to the Association, to the extent necessary to satisfy the Landlord's outstanding financial responsibility to the Association. Lessee's failure to remit the amount of the rent otherwise due to the Landlord to the Association within (15) days of receipt of the notification by the Association shall be deemed a material breach of this Addendum and the Lease.
3. Payment by Lessee to the Association in compliance with the foregoing shall satisfy Lessee's obligation to the Landlord to the extent of the amount so paid.
4. The Association shall be deemed to be a third party beneficiary of the terms to this Addendum and the Lease and shall be entitled to enforce same at law and/or in equity through a court of appropriate jurisdiction in Palm Beach County, Florida. This shall include the Association's right, but not its obligation, to institute eviction proceedings against Lessee for any material breach of this Addendum and the Lease or the governing documents of the Association.
5. The Association shall be entitled to recover its costs and attorney's fees from the Lessee and/or the Landlord in the event it becomes necessary for the Association to retain an attorney and/or initiate legal action to enforce its rights hereunder.
6. Landlord and Lessee agree that the Association shall have the right to terminate the lease in the name of and as agent for the Landlord upon default by Lessee in observing any of the provisions of the Declaration, the Association's Articles of Incorporation, By-Laws, the Rules and Regulations, this Addendum or the Lease.
7. Lessee acknowledges receipt of a copy of the governing documents for the Association.
8. Lessee acknowledges that there is not subletting or assignment of the Lease of a Unit permitted.
9. This Addendum shall remain in full force and effect for the entire term of the Lease between the Landlord and Lessee.

Landlord: _____ Date: _____

Lessee: _____ Date: _____