

**APPENDIX A**

**LANDLORD AND TENANT AGREEMENT**

For rental property located at \_\_\_\_\_  
(Lot number \_\_\_\_\_) In Desert Meadows 1 Property Owners Association

Landlord \_\_\_\_\_ Tenant \_\_\_\_\_  
Home Address \_\_\_\_\_ Home address \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
E-mail \_\_\_\_\_ E-mail \_\_\_\_\_

**TERMS AND CONDITIONS**

Upon execution of a Lease (Rental) Agreement by and between Landlord and Tenant, Tenant hereby acknowledges the following terms and conditions.

**TERM:** The term of the lease is for \_\_\_\_\_ months commencing on \_\_\_\_\_ and expiring on \_\_\_\_\_.

**AGE RESTRICTION:** Tenant hereby acknowledges that for the entire term of the lease at least one of the occupants of the Rental Property identified above is fifty-five (55) years or older. No occupant is allowed who is less than 19 years of age.

**COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)**

Tenant hereby acknowledges that prior to occupancy, it has received from the Landlord a copy of the Association's CC&Rs together with, if applicable, a copy of the Association's By-laws and Rules and Regulations. During the term of the lease, Tenant hereby agrees to abide by the terms and conditions as state in the aforementioned documents received and failure to do so following verbal notification by the Landlord or the Association, vacate the Rental Property within three (3) days following receipt of said notice. In such even, the Tenant shall be considered in default of the Lease (Rental) Agreement and any prepaid rent or security deposit shall be retained by the Landlord and deemed to be forfeiture by the Tenant.

**ASSIGNMENT OR SUBLETTING:** During the term of lease, Tenant agrees to not assign or sublet all or any portion of the Rental Property.

**OCCUPANCY:** During the term of lease, occupancy of the Rental Property shall be limited to \_\_\_\_\_ persons. Overnight guests shall be permitted.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**LANDLORD**

\_\_\_\_\_  
**TENANT**