

USE RESTRICTIONS

In consideration of the execution or renewal of the lease entered between the Management and Tenant agree as follows:

1. The Tenant shall not personally engage in or permit any unlawful activities in the dwelling unit, in the common areas, or on the project grounds. Such activities include, but are not limited to, those items listed in paragraph 3 below.
2. The Tenant, any member of the Tenants household or a guest or other person under the Tenants control shall not engage in any act intended to facilitate criminal activities including drug-related criminal activity and acts of violence or threats of violence, including, but not limited to, the lawful discharge of firearms on the project premises.
3. The Tenant shall not knowingly permit any member of the Tenants household, or guest or other person under the Tenants control to engage in unlawful activity, including drug-related criminal activity, in the unit, in the common areas, on the project grounds. Unlawful activities include, but are not limited to, acts of violence that damage or destroy the dwelling unit or disturb or injure other tenants or anyone else in the unit, common areas or on the project ground. “Drug-related criminal activity” means illegal manufacture, sale, distribution or use, of a Controlled Substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C.802)).
4. Violation of the above provisions shall be a material Violation of the Lease and Substantiate “good cause” for Termination of Tenancy. It is understood and agreed that a single violation of any provision of this attachment shall be deemed a serious violation and a material noncompliance with the Lease and justifiable cause for termination of tenancy.
5. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
6. In case of conflict between the provisions of this attachment and any other provisions of the lease, the provisions of the attachment shall govern.
7. This Lease attachment is incorporated into the Lease executed or renewed this day between Administrator – Manager for Owner and Tenant.