

ENCLAVE AT HAMLIN HOMEOWNERS ASSOCIATION, INC.

Common Areas Damage and Cleaning Responsibility Agreement

This Agreement is entered into on _____[Date] between the Enclave at Hamlin Homeowner's Association, Inc. and the _____ ("Owner") at _____[Address], hereinafter collectively referred to as the "Parties."

WHEREAS, the Association owns and maintains the common areas within the residential community.

WHEREAS, Owner has access to and may utilize the common areas on "Date and Time".

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Damage Responsibility:

1.1. Owner agrees to be solely responsible for any damage to the common areas that result from their actions, the actions of their guests, or any individuals under their supervision. Damage may include, but is not limited to, broken equipment, vandalism, or any other form of destruction.

1.2. Owner shall promptly report any damages they notice or are aware of to the Association's designated representative.

1.3. The Association shall have the right to assess the cost of repairing or replacing any damaged property to the Owner's account.

2. Cleaning Responsibility:

2.1. Owner agrees to leave the common areas in a clean and orderly condition after use. This includes, but is not limited to, cleaning up any personal items and disposing of trash properly.

2.2. In the event that Owner fails to clean up the common areas, Owner shall be responsible for any cleaning costs incurred by the Association to return the common areas to their proper condition.

2.3. The Association shall have the right to assess the cost of cleaning the common areas to the Owner's account.

3. Entire Agreement:

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, and understandings. Any modifications to this Agreement must be in writing and signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Common Area Damage and Cleaning Responsibility Agreement as of the date first above written.

Homeowner's Association:

[Association Representative's Name and Signature]

Owner: [Owner's Name and Signature]

Date: