

Brandywine, A Planned Community

Non-Owner Occupancy Lease Addendum

This Lease Addendum is required for all Units within Brandywine, A Planned Community, that are occupied by Non-Owner Occupants in accordance with Article VIII of the Second Amendment to the Declaration of Covenants and Restrictions, effective May 23, 2025. This Addendum must be signed by both the Unit Owner(s) and the Lessee(s), and submitted to the Association before occupancy begins.

Unit Owner(s): _____

Property Address: _____

Lessee(s): _____

Lessee(s) Phone: _____ Email: _____

Lease Term: From _____ to _____

Acknowledgment of Governing Documents

- The Lessee(s) and Unit Owner(s) acknowledge receipt of the Brandywine Governing Documents, including the Declaration, Bylaws, Rules & Regulations, and all related policies.
- Lessee(s) agree to comply fully with these documents. Violations by the Lessee(s) shall constitute a material breach of the lease.
- The Unit Owner is responsible for delivering any amendments to the Governing Documents or newly adopted policies to the Lessee(s) within ten (10) days of dissemination or effective date.

Responsibility for Assessments

The Unit Owner remains fully responsible for all Association dues and charges, regardless of any agreement with the Lessee(s) to assume payment responsibility.

Use of Common Elements

By signing this Addendum, the Unit Owner transfers and assigns to the Lessee(s) any rights to use the common areas for the duration of the lease.

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Enforcement and Termination

Violations of Association rules or non-compliance with this Addendum may result in enforcement action, including possible termination of this lease and fines or legal action against the Unit Owner.

Signatures

By signing below, both parties agree to the terms above and confirm the accuracy of the information provided.

Unit Owner Signature: _____ Date: _____

Unit Owner Printed Name: _____

Lessee Signature: _____ Date: _____

Lessee Printed Name: _____

Submit to:

Brandywine Homeowners Association

C/O York H-G Properties, LLC

2120 Market St, Suite 100, Camp Hill, PA 17011

associations@yorkhgproperties.com | 717-501-4435