

Hidden Lake Condominium Homeowners Association, Inc.  
4673 S. Black Swan Drive, Millcreek, Utah 84117  
(801) 262-6606 | myhiddenlake.com | info@myhiddenlake.com

**Memorandum of Understanding and Agreement  
between Hidden Lake Condominium Homeowners  
Association and**

Unit Address: \_\_\_\_\_

Homeowner(s): \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Hidden Lake Condominium Homeowners Association is comprised of 118 residential units. In order to protect its residents, guests, and property, this Agreement has been established to provide safe, secure and comfortable and a well-managed environment.

Hidden Lake Condominium Homeowners Association, the Homeowner and the Tenant understand and agree to be bound to the following provisions:

1. No lease or rental agreement (“Lease”) shall be for a term less than six (6) months. A copy of the fully executed Lease and its addenda shall be provided to Hidden Lake Condominium Homeowners Association.
2. The Bylaws, CC&Rs, the Rules & Regulations, and the Forms and Registrations (“Governing Documents”), are available at **www.MyHiddenLake.com**. These documents have been read and understood by both the Homeowner and Tenant (“Parties”). The Parties agree to be bound by the terms and conditions provided therein. The Agreement sets forth the following policies:
  - i. If the Homeowner, at any time, defaults for a period of one month in the payment of any assessment(s), Hidden Lake Condominium Homeowners Association may, at its option, so long as such default shall continue, demand and receive from any Tenant the rent due or becoming due, and payment of such rent to Hidden Lake Condominium Homeowners Association shall be sufficient payment and discharge of such Tenant and the Homeowner to the extent of the amount so paid.
  - ii. Every contract, verbal or written, for the leasing of a Unit shall contain or be deemed to contain a written statement that the Tenant has read and agrees to be bound by and subject to the Governing Documents.
  - iii. Hidden Lake Condominium Homeowners Association is hereby designated as the Homeowner’s attorney-in-fact to evict a Tenant who is in material violation of the Governing Documents if the Homeowner, after ten days (10) prior written notice, fails, neglects or refuses to take action against the Tenant; and Hidden Lake Condominium Homeowners Association may

- iv. recover from the Homeowner and the Tenant all costs incurred, including attorney fees, regardless of whether a lawsuit is filed. Collection may occur by lien and foreclosure.
- v. It is further understood and agreed that damages to other resident's property, including, but not limited to Common or Limited Common Areas, caused by any tenant, tenant's family or guest(s) are the sole responsibility of the Homeowner and shall be liable for any remuneration necessary.
- vi. *No pets allowed for tenants.*
- vii. The Parties understand that Clubhouse privileges are contingent on Hidden Lake Condominium Homeowners Association receiving the following:
  - a. This signed Memorandum;
  - b. A copy of the Lease;
  - c. Evidence of adequate casualty and liability insurance of the Homeowner and Renter's insurance;
  - d. A reinvestment fee in the amount of \$200.00.
- viii. Failure to provide (a) thru (d) above is considered a material violation of the Governing Documents.
- ix. Tenant affirms that that the following persons, including minors, reside at the above address:

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

\*\*\*\*\*

[Remainder of Page Blank]

The Parties have read, understand and agree to abide by this Memorandum and the Governing Documents.

\_\_\_\_\_  
**Homeowner's Signature**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner's email address

\_\_\_\_\_  
Homeowner's Telephone Number

\_\_\_\_\_  
**Homeowner's Signature**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner's email address

\_\_\_\_\_  
Homeowner's Telephone Number

\_\_\_\_\_  
**Tenant's Signature**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's email address

\_\_\_\_\_  
Tenant's Telephone Number

\_\_\_\_\_  
**Tenant's Signature**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's email address

\_\_\_\_\_  
Tenant's Telephone Number

\_\_\_\_\_  
**Hidden Lake Condominium  
Homeowners Association**

\_\_\_\_\_  
Date

By: \_\_\_\_\_

Its: \_\_\_\_\_