

EDGHEHILL VILLAGE HOMEOWNERS' ASSOCIATION
NOTIFICATION OF TENANT OCCUPANCY

NOTE: In case of an emergency and so the Edgehill Village Homeowners' Board of Directors will know who is authorized to use the common area facilities – please complete this as well as the Crime Free Housing Addendum within fifteen (15) days if and when you rent your unit. Each time there is a change in tenant information you must complete another Notification of Tenant Occupancy and Crime Free Housing Addendum within fifteen (15) days.

HOMEOWNERS NAME: _____

MAILING ADDRESS: _____

HOMEOWNERS CELL PHONE: _____ WORK PHONE: _____

UNIT ADDRESS: _____

TENANT NAME: _____

TENANT CELL PHONE: _____ WORK PHONE: _____

ADDITIONAL OCCUPANTS: _____

PETS: _____

VEHICLES: MAKE _____ MODEL _____ LIC _____ YEAR _____

DID YOU GIVE THEM A PARKING PERMIT? YES ___ NO ___ PERMIT NUMBER: _____

DATES OF OCCUPANCY: FROM _____ TO _____

INTERCOM UPDATE: If you would like your Resident's name and phone number updated in the intercom system, please check the box and provide the details below:

Name: _____ Phone Number: _____

I understand that as the legal owner of the above-described property within the Edgehill Village Homeowners' Association, I am ultimately responsible for the actions of my tenants. I have explained the Edgehill Village Homeowners' Association Rules and Regulations to my tenants and have furnished them with their own copy of the Rules and Regulations on _____.

Owner Signature: _____



**CITY OF SAN BERNARDINO
CRIME FREE MULTI-HOUSING PROGRAM
CRIME-FREE LEASE ADDENDUM**

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident’s household or a guest or other person under the resident’s control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Resident, any member of the resident’s household or a guest or other person under the resident’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident’s household or a guest, or another person under the resident’s control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code §11350, et seq., at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident’s household, or a guest or another person under the resident’s control shall not engage in any illegal activity, including: prostitution as defined in Penal Code §647(b); criminal street gang activity, as defined in Penal Code §186.20 et seq.; criminal threats, as prohibited in Penal Code §422 PC; assault and battery, as prohibited in Penal Code §240; burglary, as prohibited in Penal Code §459; the unlawful use and discharge of firearms, as prohibited in Penal Code §245; sexual offenses, as prohibited in Penal Code §269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Property Name/ Address:	Unit #
Resident Signature:	Date:
Resident Signature:	Date:
Owner or Agent Signature:	Date: