

POOL/SPA MAINTENANCE ADDENDUM

For use in the lease of single family residences only.

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AD	DENDUM TO RESIDENTIAL LEASE CONCERNING T	HE PROPERTY AT	
Α.	MAINTENANCE: Tenant will: (i) maintain proper water heights in the pool spa at all times; (ii) empty and clea skimmers and pool sweeps at least once a week and more often if necessary; (iii) properly operate the pool equipment; and (iv) take necessary precautions to prevent the freezing of pipes, pool equipment, and pool water. Other maintenance, including periodic vacuuming, the application of appropriate chemicals, and equipmer maintenance, will be performed as follows.		
	(1) Landlord, at Landlord's expenses, is responsible Landlord's contractors reasonable access to the poyard in which the pool or spa is located.		
	(2) Tenant, at Tenant's expense, is responsible for the	other maintenance.	
	(3) Tenant will maintain in effect a regularly scheduled pool/spa maintenance contract with: a contractor wh regularly provides such service;		
	(4)		
В.	ENCLOSURE: Tenant will keep all pool enclosure and	yard gates in good operable co	ondition and closed at all times.
C.	USE: Tenant must take reasonable action to; (i) prohibit area without an adult present; (ii) prohibit persons unde (iii) prohibit any glass containers or objects in or near the	er the influence of drugs or alc	ohol from using the pool or spa
D.	 RISK OF LOSS AND INSURANCE: (1) Tenant assumes all risk when Tenant or Tenant's guests use the pool or spa. Landlord and Landlord' agent are not liable for use of the pool or spa by Tenant or Tenant's guests. (2) At all times the lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect a publi liability insurance policy in amount not less than \$300,000.00 on an occurrence basis for losses related to the Property and pool and spa. Upon request, Tenant must provide Landlord a copy of an insurance certificate evidencing the required coverage. If Tenant fails to maintain the required insurance at all times the lease is in effect, Landlord may, in addition to Landlord's remedies under the lease, purchase insurance that will provid Landlord with the required level of coverage and Tenant must immediately reimburse Landlord for such expense. 		
Lar	ndlord Date	Tenant	Date
Lar	ndlord Date	Tenant	Date
	signed for Landlord under written property management reement or power of attorney:	Tenant	Date
By:		Tenant	Date
Fin	nted Name:m Name:		

(TXR-2010) 10-14-03