

# Lease Information

## Tenant #1

### SHORT TERM LEASING PROHIBITED

This document must be completed for each tenant upon lease of any unit at The Oaks Condominiums. This information is intended to insure that tenants are familiar with The Oaks Policies and to provide important information for the Oaks management:

Unit # \_\_\_\_\_

Background check performed \_\_\_\_\_ Credit Check performed \_\_\_\_\_

Number of occupants \_\_\_\_\_

Pets \_\_\_\_\_

Pet #1 Breed \_\_\_\_\_ Color \_\_\_\_\_ Size \_\_\_\_\_ lbs.

Pet #2 Breed \_\_\_\_\_ Color \_\_\_\_\_ Size \_\_\_\_\_ lbs.

**Animal waste must be picked up, dogs must be on leash at all times. Violators identified on security cameras will be reported to the Horseshoe Bay animal control, resulting in a fine.**

Number of Vehicles \_\_\_\_\_ (max of 2 per unit, limited space for larger vehicles, second and larger vehicles may be required to park off site due to limited parking). Vehicles in excess of 2 are prohibited and are subject to being towed. **Exception, occasional visitor.**

Veh. #1-Make \_\_\_\_\_ Color \_\_\_\_\_ License# \_\_\_\_\_ Permit# \_\_\_\_\_

Veh. #2-Make \_\_\_\_\_ Color \_\_\_\_\_ License# \_\_\_\_\_ Permit# \_\_\_\_\_

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### The Oaks Condominiums Rules of Conduct

- The unit shall be used and occupied only for the purposes authorized in the Enabling Declarations for The Oaks Condominiums. No unlawful, immoral, noxious or offensive activity shall be carried on in any unit or elsewhere on the project property, nor shall anything be done therein or thereon which shall constitute a nuisance or cause unreasonable noise or disturbances to others.
- Unit owner/occupier shall not display, hang or store any signs, clothing, sheets, blankets, laundry or other articles outside of his unit: nor shall any owner/occupier paint or decorate or adorn the outside walls of the unit building, or install outside his unit any canopy or awning or other equipment, fixtures or items or any kind, without the written permission of the Board.
- Each unit owner/occupier shall maintain his unit in good condition and in good repair and order.
- The use, maintenance and operation of the common elements shall not be obstructed, damaged or unreasonably interfered with by any unit owner/occupier.
- Trash, garbage and other waste shall be kept in sanitary containers while in any unit and shall be disposed of in the garbage dumpsters provided. Boxes are to be broken down flat and only household trash is to be placed in the dumpsters. Grease, plastics or trash should not be run through the sewer due to possible damage to the Grinder.
- For the protection of all units, unit owner/occupier grants the Board or its designee the authority to enter he/her unit without being deemed guilty of trespass for the purposes of inspecting, performing emergency repairs, to shut off water or take other corrective action deemed necessary. An entry key must be provided for this express purpose.

We acknowledge the receipt of these rules and our willingness to abide by them.

Oaks Condo Unit # \_\_\_\_\_ Date \_\_\_\_\_

Telephone # \_\_\_\_\_

Email: \_\_\_\_\_

Tenant #1 (print) \_\_\_\_\_

(sign) \_\_\_\_\_