ATTACHMENT "A"

Owners' Rules and Regulations – Effective 08/01/23

Property Address: 13 Tindel Street Clear Lake Shores, TX

In addition to strict adherence to all city ordinances, regulations and restrictions, the following additional owner rules and regulations shall apply throughout the duration of the residential lease:

1. No smoking inside any structure(s) located on the property
2. Tenant responsible for first $100 of all maintenance and repairs, with such fee to be paid with the following month's rent or paid directly to the home repair provider.
3. No trash/waste receptacles shall be placed at curbside on any day other than the customary scheduled pick-up day(s) each week and must be removed from the curbside on the scheduled pick-up day(s). Trash/waste receptacles to be stored behind the house or in the garage/storage area only.
4. Tenant shall not store items in the attic.
5. Tenant shall not attach, by any means, items to the exterior of the structure.
6. Tenant shall not erect any temporary or permanent structure(s) on the property.
7. Tenant shall not make any improvements and/or alterations to the interior or exterior of any structure(s) on the property without explicit prior consent from owner.
8. Tenant shall maintain the property in its current condition as it applies to the interior, exterior and all grounds of the property.
9. All vehicles and/or trailers must not exceed three (3) in total and must not be stored outside the covered area beneath the residence. No vehicle and/or trailer may be parked in the grass, along the street or in any common area. No RV's allowed on the property.
10. A maximum of 2 recreational water craft may be stored at the residence's dock. All water craft must be in good working condition, docked in a manner consistent with all city ordinances, and may not collectively exceed the total length of the dock. Water craft may be registered only to the tenant on the lease and must have current registration clearly visible.
11. No debris, furniture, non-working vehicles or equipment may be stored on the property other than in the storage area(s) provided by owner.
12. No pets allowed unless specifically stated in this lease. This also applies to guests and/or visitors. In the event an exception is granted, the following breeds and/or mixed breeds of dogs are expressly forbidden: Pit Bull, German Shepherd, Akita, Doberman Pinscher, Chow Chow, Rottweiler, Presa Canarios, Staffordshire Terrier, Alaskan Malamute, Great Dane, Siberian Husky, American Bulldog, Mastiff, Cane Corso, Wolf Hybrid, and any other breed or mixed breed with a history of biting or aggressive behavior.
13. Tenant to provide proof of renter's insurance policy (email to LscanLon1420@comcast.net) within 10-days of the effective date of this lease and upon each renewal of same policy.
14. Tenant to submit monthly payments via electronic payment only. Checks will not be accepted for payments other than initial deposit.

_____	_____
Tenant – Printed Name Date	Tenant – Printed Name Date
_____	_____
Tenant – Signature	Tenant - Signature