

Bridgestone Crossing OA Owners,

There have been a lot of changes in ownership and in property managers for the owners At Bridgestone Crossing. The board wants to make sure that All owners are given the best opportunity for their property investment to grow with the highest return possible.

The expectations of the board are as follows:

- ❖ Minimum tenant qualifications include,
 - 620 or above Credit Score
 - 3x income over the monthly rent
 - NO history of evictions
 - NO history of landlord collections accounts
 - NO Felony convictions for violent crimes
 - NO Felony convictions for sexual crimes
 - NO Felony convictions for crimes against children
- ❖ All owners are to provide contact information of their property management company to Goodwin and Company via Bridgestone Crossing Community Manager. Please provide the management company with the company name, managers name, phone numbers, E-mail addresses, mailing addresses. Please send this information to **HBCOmanager@goodwintx.com by Wednesday 11/15/22.**
- ❖ All tenants are to be given a copy of the community rules when the lease is signed
- ❖ The property managers are to provide the following documents to the Goodwin and Company via Bridgestone Crossing Community Manager - background checks, leasing documents, vehicle identification numbers, vehicle license plate numbers, for all tenants that are accepted to reside on the property. These documents are kept in a secure file only accessible by the board and Goodwin and Company. These documents are to be provided with in 10 days of tenant signing lease.
*General rules page 4-LEASING RESIDENCES: Prior to the tenant taking occupancy of a residence, the Owner shall deliver to the Board a copy of the executed Rental Agreement which includes language placing the renter under obligation to observe the covenants and rules of the community.
- ❖ All Dogs must be registered with the Association, Goodwin and Company, the owner, and the owner's management company, and comply with the requirements of the PooPrints DNA registration program. General Rules page 3 PET RULES:
- ❖ Owners of tenants that leave animal droppings on the shared grounds will be fined.
- ❖ Pictures of all animals must be kept by the PM's and supplied to the board with in 10 days of PM notification.
General Rules page 1 VEHICLES and PARKING
- ❖ Garages and driveways are to be used to store cars. They are not living areas.
- ❖ Each tenant may have 2 cars per unit. One in the garage and one in the driveway. The rocks are not part of the driveway.
- ❖ No extended or overnight parking on the streets by tenants, violators will be towed and the owners charged for the towing
- ❖ Trash is to be placed in the trash cans & dumpsters and not on the ground. General Rules page 3 TRASH:
 - Refuse, garbage and trash shall be kept, at all times, in the designated containers.
 - Trash bins are for the exclusive use of the Association residents only.
 - Misuse of trash bins includes trash left outside trash dumpster for any reason. Items must completely fit and not stick out of trash containers. Boxes and furniture must be broken down completely in order to take up the least amount of space.
 - Items not allowed in dumpsters, at any time: appliances that use Freon, engine oils and