

Pearland Acres Mobile Home Community Rental Application

Applicant Information				
Name:		DL#		
Date of birth:		SSN:	Phone:	
Current address:				
City:		State:	ZIP Code:	
Own	Rent	(Please circle)	Monthly payment or rent:	How long?
Previous address:				
City:		State:	ZIP Code:	
Owned	Rented	(Please circle)	Monthly payment or rent:	How long?
Employment Information				
Current employer:				
Employer address:				How long?
Phone:		E-mail:	Fax:	
City:		State:	ZIP Code:	
Position:		Hourly	Salary	(Please circle)
		Annual income:		
Emergency Contact				
Name of a person not residing with you:				
Address:				
City:		State:	ZIP Code:	Phone:
Relationship:				
Co-applicant Information,				

Name:		DL#		
Date of birth:		SSN:	Phone:	
Current address:				
City:		State:	ZIP Code:	
Own	Rent	(Please circle)	Monthly payment or rent:	How long?
Previous address:				
City:		State:	ZIP Code:	
Owned	Rented	(Please circle)	Monthly payment or rent:	How long?
Co-applicant Employment Information				
Current employer:				
Employer address:				How long?
Phone:		E-mail:	Fax:	
City:		State:	ZIP Code:	
Position:		Hourly	Salary	(Please circle)
		Annual income:		
References				
Name:		Address:		Phone:

OCCUPANTS

ALL INFORMATION IS NEEDED FOR ANY ADULT OVER THE AGE OF 18 THAT WILL BE LIVING AT THE ABOVE ADDRESS. ALL OCCUPANTS ARE SUBJECT TO A BACKGROUND CHECK.

NAME	DATE OF BIRTH	SOCIAL SECURITY#	DRIVER LICENSE/ID#	RELATIONSHIP TO APPLICANT

VEHICLE INFORMATION

MAKE	MODEL	YEAR	LICENSE PLATE	STATE	COLOR

LIST ALL PETS THAT WILL BE ON PROPERTY. (Dogs, cats, birds, reptiles, and other pets)

TYPE	COLOR	NEUTERED?	DECLAWED?	SHOTS?

HAS APPLICANT EVER: YES NO EXPLANATION

BEEN EVICTED?			
BREACHED A LEASE OR RENTAL AGREEMENT?			
FILED FOR BANKRUPTCY?			
LOST PROPERTY IN A FORECLOSURE?			
HAD ANY CREDIT PROBLEMS, SLOW-PAYS OR DELINQUENCIES?			
ARE THERE ANY CRIMINAL MATTERS PENDING AGAINST ANY OCCUPANT?			
IS ANY OCCUPANT A REGISTERED SEX OFFENDER?			

LEASING AGENT INFORMATION

LEE BRUMFIELD

OWNER INFORMATION

ROBERT AZZARELLO

18810 Tree Top Lane
Pearland, TX, 77584
832-655-3344

AGENT'S EMAIL: PearlandAcresMgr@gmail.com. I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of applicant:

Date:

Signature of co-applicant:

Date:

POLICIES & PROCEDURES

YARDS:

Mowing and Gardening: It is your responsibility to mow your entire yard including any alleys behind your homes. You must trim around your parking areas, skirting, porches, trees and fences. If your yard is not mowed or trimmed, we will do it for you and charge you per the amount of work required, usually between \$10 and \$30.

If your stuff on your lot blocks our ability to do that, we will just issue you a mowing fine and you have three (3) days to do it before another fine is added on.

When you mow, please mow to the back end of your lot – and AROUND the water line boxes. If you need a water line box, please place a repair request in our Rent Drop slot in the Leasing Office and we will install one to protect your water lines from accidentally breaking them. (Do remember that if you or your guests break water supply lines above ground, the repair is your responsibility.)

Trees: One of the ways your park is unique is that it has many trees which provide shade and the country living experience absent from most city parks. They are a blessing, but they do grow. They can damage your roof. If a tree branch is starting to grow over your home, please trim it back to protect your home. You may need to pay someone to do this. Management is NOT responsible for tree branches that fall on your home, vehicles or belongings. Management does have a 14-foot pole saw and can help you cut branches to prevent damage. It is your responsibility to also trim tree growing from underneath your home. If you let it grow and we have to cut it, we will charge a service fee starting at \$50.

Drainage Ditches: These are a vital part of the system to get rid of rain water as promptly as mother nature permits. Overall, they have worked well for most of the park. Starting January each year, Management will be inspecting all drainage ditches. Brazoria County Ditch District and Pearland Acres Park Maintenance must have access to the ditches to trim them and perform ditch maintenance programs. The debris behind your home is considered yours; it must be removed. The Rain Drainage Ditches behind and alongside your lot are not a dump for old furniture, tires, beer cans and broken toys, which is what we have found in many of them in the past. If it is not cleared by December 31, we will photograph it and charge you for removal services. If you do not clear the ditch, rain waters will rise in your backyard and under your home, potentially flood your home. It is in your own interest to prevent your home from flooding. Please remove all debris from around your home by January 1.

SPACE & LAWN MAINTENANCE

- (a) Resident owners and Tenants must maintain their spaces in a clean and orderly fashion. Resident owners must care for their lawns, trees, shrubs and other plants. Cutting of Community trees or plants is expressly prohibited without Community management written approval. Resident owners and Tenants are responsible for their space starting at the road and going all the way back to the property line. The drainage ditch behind Resident owner's home is the responsibility of the Community to mow and maintain. Resident owners are responsible to mow their spaces, trim around their home, storage building and trees. This includes edging the driveways and roadways of your space. Resident owners and Tenants are responsible for weed control and elimination, and removal of brush, leaves, limbs, sticks and debris.
- (b) Residents are requested, subject to local water use restrictions, to water trees, grass and hedges on their space. Management shall be the sole judge of whether the Resident has met their obligation to keep their space in a manicured condition. If Management determines that Residents space is in need of attention, Resident will receive a violation notice and will have 3 days to correct the violation from the date of receipt of the letter. If Resident fails to correct the violation within the allotted time, Management can correct the violation and bill the Resident the actual cost of correcting the violation, or \$30.00, whichever is greater. The Resident will be required to pay for the work performed by Management on the first day of the following month, with the rent. Residents will be responsible for any and all damage to plants, shrubs and trees caused by neglect or unauthorized trimming or removal.
- (c) The Community will maintain any common space in the Community and any space that is not being kept in satisfactory condition by a Resident owner or Tenant. The Community will charge the Resident owner or Tenant for any lawn or other maintenance it performs on behalf of that Resident owner or Tenant. Management will give Resident owner or Tenant a notice stating the maintenance that needs to be performed. Resident will have either 3 days or 10 days to perform the maintenance, depending on the time stated in the notice. Refusal by a Resident to pay for these services will constitute a breach of the Lease agreement and will be enforced in accordance with the Enforcement Section of these Rules and Regulations.
- (d) Any alterations of a space or its landscaping must be pre-approved by the Community management.
- (e) Gardens must be weeded and neatly maintained inside the space lines.
- (f) All plants, trees, and permanent fixtures placed on a space by a Resident become the property of the Community and cannot be removed. Portable improvements remain the property of the Resident.
- (g) All residents must keep their lots free from hazards. This shall include but not be limited to all pests such as wild animals, fire ants, wasps, bees, roaches, rodents, termites etc. If Resident does not arrange for the treatment, removal or extermination of such pests, Management will and charge the Resident the cost of extermination or removal.

- (h) Residents are prohibited from placing anything in their neighbor's yards, spaces, or any other area within the Community.
- (i) No swing sets, gym sets, basketball hoops, or trampolines are allowed on the Resident's space without prior management approval.
- (j) Oil or lubricants dripping onto the driveways or roads will be immediately cleaned and the repairs to fix the leaks are required as soon as possible.
- (k) RESIDENTS WILL NOT ALLOW TRASH, CIGARETTE BUTTS, BOTTLE TOPS OR DRINK CANS TO BE ON THEIR SITE OR SURROUNDING SITES OR ROADWAYS. Residents are responsible for keeping their sites free of trash, and are totally responsible for the behavior of their guests and invitees. Any guest or invitee discarding trash improperly will cause the Resident to receive a first one time warning and subsequent fine of \$30.00 per incident.
- (l) Moonwalks, bounce houses, jumpers are not allowed unless approved by Management and an insurance rider is provided to the Manager naming Willow Manor MHP/Rancho La Fuente Partners, LLC as additional insured PRIOR to being set up. The park and its managers are not liable for any losses associated with their usage. If insurance rider is not given to Manager prior to bounce house, moon walk, or jumper being set up you will not be allowed to use them and will have to take them down. The park is not responsible for any money you lose by not following these rules.

SPACE USAGE

- (a) No signs or advertisement shall be placed on the Resident's space or home, except for one "For Sale" sign, one "No Soliciting" sign placed inside the front window of the home, and one "Beware of Dog" sign placed on the fence, the gate, or the front of the home.
- (b) The home and space may only be used for residential purposes. No business may be operated from the home without prior written approval from Management.
- (c) Water is a limited and precious resource. Use what you need, but please do not waste it. Water shall not run onto other home spaces or streets. Dripping faucets, toilets, showers, sinks, hoses, water lines, etc. shall be kept in good repair by Resident owner or by the Community if home is Community owned. Community management reserves the right to perform inspections periodically to determine if there are unnecessary leaks in the Resident's home. Any Resident suspected of wasting or abusing the water privileges are subject to metering. Car washing is not permitted in the Community.
- (d) Home spaces remain under the direct control of the Community. Spaces shall remain accessible to Management at all times without prior notice to Residents in order to facilitate repairs of equipment or maintenance of common areas or emergencies.

HOMES

Improved House Awards: Starting Jan 1, 2019, the three home owners that did the most to improve their home in 2018 will be awarded a **\$50 Walmart gift certificate each**.

Skirting: In mid 2015 we gave all occupants notice that by August 2016 all homes must be properly skirted. Most tenants have respected that requirement. Others have ignored it. That will no longer be tolerated. Skirting is still required in Pearland Acres. Anyone without skirting by Jan 1, 2018 **MUST** contact the office to make arrangements to pay \$100 extra each month until paid in full (usually 7 months) for us to buy and install skirting for you. Failure to contact us will result in an eviction warning and, if ignored, a full eviction and judgment on your credit reports and records.

Porches: By January 1, 2018, all porches must be painted or stained white, or a very light complimentary color. Brown and dark colors are prohibited colors. Anyone who has unpainted or dark porches **MUST** contact the office by Jan 2, 2018 to make arrangements to pay \$100 extra each month until paid in full (usually 3 months) for us to buy and paint your porch for you. Failure to contact us will result in an eviction warning and, if ignored, a full eviction and judgment on your credit reports and records.

HOMES AND IMPROVEMENTS

- (a) Homes, including skirting, trim, siding, decks, stairs, storage units, and all other additions, must be kept in good cosmetic and structural repair at all times (including but not limited to painting). Repairs to siding must be painted within two weeks of their completion. Mold, mildew and dirt must be washed from the exterior as needed to maintain cleanliness and the quality of the home and the Community.
- (b) Windows will not be covered with aluminum foil or any other item except for curtains and window blinds.
- (c) Resident understands that it is not prudent to walk barefoot on the wooden decks, and agrees not to do so. Splinters may occur, or a nail head may work loose and cause injury to the foot.
- (d) Awnings or deck covers must have written approval before installation.
- (e) Upon purchase of a home in the Community, any existing deficiencies must be immediately remedied.
- (f) The following improvements are prohibited: duct work on the roof of the home; full enclosing of porches or other areas. Screening or lattice work must be approved by Management prior to installation. (g) Lessee agrees to maintain full and adequate insurance coverage on their home at all times. Changes in insurance coverage amounts or companies will be reported to management immediately. Lessee agrees to notify management of any changes in the financing agreement on their home. Lessee will keep management informed of any new mortgage provider as well as their name and address.
- (h) All homes must be skirted. The Community is going to be skirting all Community owned homes. Residents who Own their own homes will be responsible for skirting their own homes. If an owner is unable to complete the skirting and the Community has the home skirted, the owner will reimburse the Community by paying \$100 per month extra on their rent until the skirting is paid for. A written notice is to be provided by the Community to the home owner prior to any skirting being installed by the Community.
- (i) Maintenance requests must be made in writing. Residents must fill out a maintenance request form and bring turn it into Management in the Office. No repairs and/or maintenance will be completed without a written request.
- (j) Residents are responsible for changing and/or cleaning A/C and/or Heater filters. Residents who fail to change and/or clean filters that results in repairs to system will be responsible for the repairs.

STRUCTURE AND STORAGE

(a) ALL structures and additions to a home or space must be inspected, approved and have written approval by the Community prior to their addition and must comply with all Community requirements and any applicable County or State codes. If applicable, permits must be obtained prior to installation. (b) Residents who own their home are responsible for malfunctions in their home including but not limited to plugged sewer lines, electrical short, etc. Residents are requested not to dispose of grease, paper towels, diapers, toys, sanitary napkins, tea bags, Q-tips, tampon applicators, oil, paint, solvents, etc.

in the toilets or drains. When it is determined that a Resident is responsible for clogging a Community sewer line, the Resident will be billed for the repairs.

(c) All homes sold to new owners within the Community, subject to Management approval, will be required to meet the standards described for new Residents bringing homes into the Community. (d) The exterior of the home, accessory structures, skirting and storage sheds must be well maintained, clean and neat in appearance. The following conditions are not permissible and must be immediately corrected; broken or cracked glass doors or windows; visible or unsightly dents, cracks or missing parts; bent or dented awnings, carports or railing support posts; visible and unsightly rust, corrosion, fading blistering or cracking painted surfaces; and generally dirty appearance of the home or exterior fixtures (e) Residents may not alter, connect, disconnect or repair any Community or utility company service.

(g) If a home becomes unusable due to fire, windstorm, or any other cause, Resident must repair or have the home removed within forty-five (45) days of when the damage occurred. If removed, the Residents rent payments shall continue until the expiration of the lease agreement, or such time as the space is restored, at the Resident's expense, to the original lease-ready condition, whichever is later.

(h) It is recommended that repairs be made and accessories be installed by licensed, bonded and insured contractors. Residents shall be liable for any damage or injury caused by a contractor that performs services on their behalf in the Community. The Community will not be responsible for any obligations contracted by Residents for the repair or maintenance to Community property. If such action is considered, the Resident must first obtain written permission from Management.

(i) A storage building is permitted provided that there is adequate space on the home site and subject to Community written approval. These sheds must be maintained according to the same rules as the home. It cannot exceed 8 feet in height and 120 square feet. Management must approve of the location of the shed. Storage sheds may not be used as a living area.

(j) Prior to beginning any construction or addition to the home or space, including the planting of landscape materials, Residents must obtain from Community Management the location of buried pipes, lines, wires and cables to avoid damaging them.

(k) Fencing is allowed subject to prior Management written approval. Chain link fencing is preferred. The primary reason for allowing fencing is to secure children and pets while outside.

(l) All homes must be blocked and anchored in accordance with the State Laws, Community regulations, and TMHA recommendations.

(m) Decks may not be used for storage. The only items which are permitted to be kept on decks are plants and lawn furniture. Decks must be kept neat and clean and in good repair at all times. No overstuffed furniture, brooms, ladders, tools, mops, freezers, refrigerators, mattresses, etc. are allowed outside the home.

(n) Walkways require written approval by the Community before construction. Walkways may be concrete sidewalks, or circular or decorative landscaping stones.

(o) All structures (storage units, porches, steps, etc.) and walkways must be kept clean and in good repair. The Community reserves the right to require repair, repainting, or removal of any structure that are deemed unsafe, unsightly, or no longer in conformance with Community standards. Upon notice from management, required

maintenance must be accomplished within 30 days. If such maintenance is not performed within the 30-day period, then the non-compliance will be deemed a breach of the Lease and will be enforced according to the provisions of Enforcement Section of these Rules and Regulations. (p) Fire and Safety laws prohibit the use of the space below a mobile home for storage. Storing items on the space outside the home is prohibited unless in an approved storage shed, or approved in writing by the Community.

(q) Appliances, furniture, scrap building material, vehicle parts, inoperable vehicles and non-street legal vehicles must not be kept or stored anywhere on the space, including the driveway.

(r) Storage of items on vacant spaces is prohibited. Any item placed on a vacant space, including driveways, will be removed without notice.

(s) All campers, trailers, boats, recreational vehicles and any other vehicle not used for daily transportation may not be parked within the Community, without prior written approval of the Community management.

SEWER SYSTEM POLICIES & RULES

Sewer blockages: The main sewer line is seldom clogged. If a main line is clogged with tree roots, we will clear it.

However, **99% of the time, what gets clogged is the branch from your home to the main.**

Why? Because of things you put down your drain and sewer lines.

Regardless: **EVERYONE** who sees or smells sewage, needs to please call the **Leasing Office** immediately.

We will clear your blockage for a FEE depending on degree of difficulty, starting at \$69 for a simple clean out; more for a really tough one.

DO NOT OPEN THE CLEAN OUT AND LET YOUR SOLID AND LIQUID WASTE FLOW ONTO THE GROUND !!! THAT IS TOXIC, AND YOU WILL BE HELD RESPONSIBLE FOR THE COSTS TO CLEAN UP THE TOXIC MESS YOU CREATED.

The main reason for sewer line clogs is

1. **“Disposable” baby wipes (Disposable means in the trash can, not toilet!!!)**
2. **Feminine pads**
3. **Rags**
4. **Paper towels**
5. **Balls and Toys**

These are in almost all clogs – along with

6. **Kitchen grease**
7. **Oil**
8. **Paint**

To keep your plumbing bills down, please do not put these items down your drain lines! Put them in the garbage can where they belong. If these items get into the wider main line, they normally flow quickly to the sewer plant where they clog the pumps that lift the waste water and solids up out of the underground lines and into the processing and purification tanks.

Once again, clogs happen because of what YOU put in the lines. You hurt yourself AND everyone else in the park when you put these items into your toilets and sinks. Please stop doing that. It inconveniences everyone AND it's unhealthy.

Sewer Leaks: Here are the procedures to follow if you believe the sewer drain lines are leaking:

1. Take a flashlight and check to see if it is in the connection from your home to the main sewer line. Often, a right-angle connector separates from the straight pipe. Please glue it back together if you see that.

2. Open the clean out valve that you had installed at the right angle turn down into the branch. If you can hear and see a clear down line with the water flowing, the leak is in your branch. Please call us and we will clear it out for a service fee.
3. If the clean out is filled up, the blockage is in the underground branch line. Please call or email the office and we will arrange for someone to clean it for a service fee.
4. If two neighboring homes have a blockage, that MAY mean the clog is from tree roots inside the main line and that may be Park responsibility. That also may mean that there is a toy or “disposable” wipe blockage in the main line which would be the responsibility of the home closest to the blockage. If requested, the Park will clean it out for a service fee.

EVERYONE’S BENEFITS WHEN YOU STOP PUTTING PROHIBITED ITEMS DOWN THE DRAIN LINES.

SEWER LINES: IF IT ISN'T TOILET PAPER OR IT DOESN'T COME OUT OF YOUR BODY DON'T FLUSH IT!! Residents will be mindful of what they flush down their toilets. Residents are responsible for blockages in their branch sewer lines to the main sewer line drops. Residents must place **clean out parts** onto the top of the main drop to the main line so that they may snake the line back up into the home, where the blockages occur 99% of the time. Everything that Residents flush ends up in the Community's Sewage Lines and Treatment Facility and can cause clogs, backups, and damage. **DO NOT FLUSH** any baby wipes, rags, sanitary pads, plastic tampon applicators, condoms, plastic bags, cleaning sheets, balls, toys, diapers, etc. – all of which will cause the lines to clog and a sewage blockage for everyone around the Resident and have to be manually removed by management staff at a cost to the Resident. If the pump(s) at the facility have to be replaced due to Residents damaging the system, the cost of replacing the pump(s) will be passed to all Residents in the Community via a temporary and/or permanent rent increase regardless of the date on your lease. FYI: The Management is liable only for blockages in the main lines. If you have a blockage, Residents must call Management immediately if they cannot fix it. If a sewer line overflows, spray bleach (liquid or crystal) onto the area and call management immediately. If Residents neglect to report a sewer line overflow promptly, they will be responsible for the extended cost to clean it up and replace broken lines from the drop to the home.

- (a) **OFF LIMITS AREAS:** - SEWER TREATMENT AND WELL AREAS. The fenced well area in the front of the park and the fenced acreage in the back of the park are off limits to everyone except AUTHORIZED PERSONNEL! If any person trespasses on/in these areas, a 10 DAY NOTICE TO VACATE will be given to the Lessee. The acreage in the back of the park is NOT a play area and Lessee is responsible for keeping their children and their guests from trespassing in the off limits areas.

TRASH POLICY

1. The Park rules are clearly stated online at Pearlandacres.com
2. A vast majority of you respect the rules and are clean people.

TRASH VIOLATORS: A small number of you make it bad for all the rest. You live with debris all around your homes including your KITCHEN and BATHROOM TRASH BAGS - on or behind the porches. NO GOOD !!! You are inviting the (very tough to catch) wild and stray dogs that come into the park from the forest and open fields on either side of the park to come on over to your home and rip holes in your bags and take out your contents hoping that there is some of your food... thus making a mess on your porch and all over the community as the dogs pull the bags to a "safer" place, normally in your front yard – or even your neighbors front yard. So, who is supposed to pick your stuff up? Not fair to your neighbors!

- If you need to store garbage outside, **BUY A METAL CONTAINER WITH A TIGHT COVER** (\$30), STRAPPED TO YOUR PORCH OR STAIRS THAT CANNOT BE KNOCKED OVER OR OPENED BY WILD DOGS AND/OR RACCOONS AT NIGHT – which is exactly what has been happening!
- All garbage containers must be stored **SECURELY and OUT OF SIGHT** either behind your porch or behind your home, SECURELY fastened to your home so it does not spill. I am amazed that I have to say this to you, but a few sloppy people are making it bad for all of us.
- **Enforcement:** Our staff cannot be at all places at all times to enforce the park standards and rules. So, to improve the park, we have created a program for you to be part of the solution. The only way to stop the Trash Violators is for a "Neighborhood Trash Watch" to happen... quietly... nobody will know where the photos came from or who took them... we will simply tell them "our staff took them" – even though you did... and then sent them to 832-655-3344. It will be better for everyone to make the violators clean up around you – so you don't have to look at it or smell it! You shouldn't have to see that mess right next to you.
- Our maintenance staff will continue to pick up Trash Violators' weekend trash on Monday morning, taking photos and assessing Fines against the disrespectful violators along the way. They will also inspect every weekday. We need you to fill in over the weekend... for pay.
- **Leaving garbage bags outside** is a VIOLATION and will come with a \$20/bag FINE, immediately added to your account. When you pay your rent, the FINE gets paid first.
- Warning: If you leave the FINE unpaid beyond the 5th of the next month, you will be charged a late rent fee of \$50 plus \$5/day until the FINE is paid.

WHISTLE BLOWER REWARD: If your neighbor has plastic trash bags on their porch or around their home, they are a "Trash Violator." Please be our assistant and help us effectively enforce

the Trash Rules. Please take a photo of the trash bags that have been outside their property for more than an hour and send it to Tonya. She will forward to the Enforcement Department at the Property Management Company who will create the Trash Violation and Fine Notice and email back to Tonya, who will post the **\$20/bag Fine Notice on your door, \$5 OF WHICH GOES TO REDUCE YOUR RENT THAT MONTH**, if we have not already given them a notice.

GARBAGE DUMPSTERS: The 4 garbage bins are for **KITCHEN and BATHROOM WASTE**, that's all! They are **NOT for CONSTRUCTION WASTE or FURNITURE**. DO NOT place bags on the ground IN FRONT OF THE BINS. The Trash pick-up truck will run over them and make an infectious mess. Only if ALL the bins are full INCLUDING THE REAR BINS, are you permitted to place the bags on the ground next to the side fence – not in front. **We have many cameras on the property with great night time resolution**, so **we can see you and your vehicle clearly**.

We can also help you! We have a trailer. Call us to pick up your construction and furniture waste and we will take it to the dump for the dump cost and service call.

We also file a police report along with a photo of your vehicle and you dumping. We will catch everyone illegally dumping! We will fine all illegal dumpers the amount we are charged for the violation by Waste Management, the company that empties them.

Construction materials, equipment and debris. These must be stored INSIDE the home and/or out of sight behind the home if inside is not possible. Any of these items left outside the home in plain sight will result in a **\$100 fine and a \$100 service fee** to clean it up. If you need our staff to assist you, call us; we will do that work for you for a fee dependent on the amount of debris removal.

NOTE: If the debris is fiberglass, asbestos or toxic, in any way, we will call the Sheriff upon discovery and you may be subject to large toxic dumping fines.

DUMPSTERS: Dumpsters are for RESIDENTIAL garbage ONLY!! All residential trash must be laced INSIDE dumpsters. Do not place trash outside on the ground, on top of, or behind dumpsters. We have a system to record your actions. Electronic equipment, TV's, etc. are not allowed! If trash is not placed in dumpsters, resident will be fined as follows:

- 1st offense: \$50.00
- 2nd offense: \$100.00
- 3rd offense: Notice to Vacate / Eviction

Failure to pay the fine(s) will violate your lease and you can be given a Notice to Vacate. Fines must be paid within seven (7) days.

Neighborhood Watch Group (NWG): Concerned Home Owners have met with us to discuss irritations and violators in the park. They have agreed to patrol the park at all different hours to make a **Rules Violations Report and Recommendation (RVRRs)** for each violation. Be part

of the growing team of owners that want to help keep our Park clean and improve it instead of bringing it down with messes. The only way the park will improve is with **VISION** and EFFORT. Please report bad things through our confidential website portal. We do not need to see your name. OR Just send a text to 832-655-3344 with distance photo of the violation so we can recognize the home and a photo zoomed in on the violation. Also include and the address of the property. We will handle it from there. And when we collect the fine, you get 25% of it for helping! Our way of saying thank you for helping us make the park look better.

Enforcement of FINES will be strict. The former management has been much too soft about violations. Enforcement is an important basic park requirement.

PET/ANIMAL POLICY

The Park rules for Pets have been ignored by many occupants inside the park. It has become clear to us that dogs are creating problems.

1. Not all owners pick up their **pet/animal's waste**.
2. Frequent **barking** has become a problem. Some dogs **can be aggressive**.
3. **Pet/animal's spread trash** around the property that people leave on their porches and around their homes although Community Rules state that doing that is a trash violation. Some people just do not care about cleanliness and their trash gets spread around the park. This must stop!
4. Dogs in heat inside the park attract wild and unregistered dogs from outside the park, which often bring in diseases when they create puppies. **Neuter your animals**.
5. **Uncollared** Puppies are now running around the park.

Thus, because of these and other reasons, the park dog policy must be clarified

Effective Jan 1, 2018

- Pearland Acres will **NO LONGER PERMIT EXTERIOR DOGS**
- **NO AGGRESSIVE BREEDS, LIKE PIT BULLS ARE ALLOWED ON THE STREETS**
- Please make arrangements to
 1. Keep your dogs inside your home
 2. REMOVE ALL EVIDENCE that the DOG LIVES OUTSIDE, such as DOG HOUSES, FENCING and KENNELS.
- Any LOOSE DOGS (not with a human connected to them by a leash) found in the streets without a collar and ID tag stating their address and the phone # of their home, after that date will be immediately removed, without warning. (ID Tags are \$10 at Pet Stores.) The animal shelter will tell us who is the owner and we will fine that owner \$100 plus the shelter costs. The phone number to get your dog back is 281-652-1970.
- All dogs must have an Identifying Microchip: \$10 at 2002 Old Alvin Rd.
- **WHISTLE BLOWER REWARD**: If your neighbor has an exterior dog on their porch or around their yard, they are a "Pet Rule Violator." Please help us effectively enforce the Pet Rules. Please take a photo of the dogs that have been outside their home and text it to Tonya 713-291-8074. She will forward it to the Enforcement Department at the Property Management Company who will create the DOG Violation and Fine Notice and email back to Tonya, who will deliver the **\$50/Dog Fine** and (if we have not already given them a notice), **we give you \$10 of it when we receive it – and we WILL receive it.**

POLICY

- (a) Only domestic pets, whose weight when fully grown is **30 pounds or less** are permitted. Written approval by Management is required for any exceptions. Livestock and exotic pets are prohibited. **Under no exception will any dogs, of the following breeds be permitted; Pitbulls, Dobermans, Mastiffs, Chows, or dogs bred for fighting or aggression.**
- (b) **Management requires that all pets be approved and registered through completion of the Pet Agreement portion of the Lease Agreement. It is the responsibility of the Resident to keep their pets licensed and inoculated in accordance to the local laws and requirements.** Management will not have responsibility to check on whether or not Resident is complying with animal licensing, inoculations or other animal control laws. However, Management does reserve the right to request proof of such compliance.
- (c) **Pet/animals** will not be permitted to deposit waste on any other home site or common area of the Community. Pet owners are responsible for cleaning up any waste left by their pet, including deposits on their own space, when it occurs. When walking your pet, please bring a bag with you, pick up the waste, and deposit it in the nearest waste can.
- (d) Any pet found running freely within the Community may be removed by the proper authorities or Management. **No temporary kenneling, pet sitting or outside kennels are allowed.**
- (e) **Pet/animal owners are responsible for any damage caused by a pet/animal.** Pets that dig will be prohibited from being outside unaccompanied by owner.
- (f) **Any pet creating excessive noise or other disturbance shall be permanently removed from the Community after ten (10) days written notice from the Community. Valid complaints from other Residents will be sufficient grounds for removal of the pet/animal.**
- (g) **Any pet/animal known to physically injure humans or to be otherwise unsafe is prohibited in the Community. If a pet constitutes a public nuisance, bites, attacks or in any way interferes with or threatens other Residents, their pets, visitors, guests, workers, utility employees, and/or causes complaints, permission to keep the pet may be immediately revoked. Regardless of the situation or circumstances, any pet, which bites a person must be immediately removed from the Community.**
Once required to leave, a pet may not return to the Community.
- (h) **A "Beware of Dog" sign needs to be posted on the fence, on the gate, or at the front of the home so everyone in the Community is aware that there is a dog or dogs residing in that home and/or space.**
- (i) **If you feed a dog for three days, the law considers you the owner of the dog, and you will be responsible for all fines, damage, and/or bites that occur.**
LOOSE DOGS: At NO TIME is a dog to be allowed to run loose in the Community. If your dog(s) are loose, you will be fined per dog.