

# TENANT RULES & PROPERTY INSTRUCTIONS

*For long-term tenants of East Hollow Cabin or West Hollow Cabin*

Prospective Tenant's Full Legal Name:

## Purpose and Relationship to the Rental Agreement

These rules apply to long-term tenants of East Hollow Cabin and West Hollow Cabin. They are incorporated into the Oak Hollow Cabins Rental Agreement.

The Rental Agreement controls if it conflicts with these rules. These rules do not change the rent, security deposit, rental term, or other financial terms unless both parties agree in writing.

## Living at Oak Hollow

Oak Hollow is a quiet rural property near Boaz, Alabama. The cabins are intentionally simple and intended for peaceful residential use.

The property includes gravel roads, wooded areas, uneven terrain, limited outdoor lighting, wildlife, and changing weather conditions. Tenants should use good judgment, move carefully, preserve the quiet character of the property, and ask questions when unsure how something works.

## Occupancy and Visitors

The cabin is for the tenant named in the Rental Agreement. No other person may live in the cabin, receive mail there as a resident, regularly stay overnight, or store belongings there as an occupant without prior written approval.

Occasional daytime visitors require permission. Overnight guests, parties, gatherings, and events are prohibited unless approved in writing.

The tenant is responsible for the conduct of every permitted visitor and for any damage or disturbance the visitor causes.

## Quiet Conduct

Quiet is an essential part of Oak Hollow. Please avoid loud music, shouting, repeated vehicle noise, disorderly conduct, heavy drinking, or other activity that disturbs the property, neighbors, guests, animals, or other tenants.

Illegal activity, threatening conduct, harassment, and unsafe behavior are prohibited. The cabin and property may not be used for a business, public gathering, or commercial activity without written approval.

## Parking and Access

Park only in the area designated for your cabin. Keep gates, roads, paths, and emergency access clear.

### East Hollow

East Hollow tenants may park beside the cabin in the designated area. The Hub is approximately 200 feet away and is reached on foot.

### West Hollow

West Hollow tenants park in the designated area near the Hub and walk approximately 300 to 400 feet to the cabin. Vehicles are not allowed in the Meadow or on the West Hollow cabin path unless Oak Hollow Cabins gives specific permission.

Stay on established roads and paths when reasonably possible. At night, use a flashlight or headlamp and wear shoes suitable for uneven outdoor terrain.

## The Hub

The Hub is the shared on-grid support building. Depending on the Rental Agreement, Hub access may include:

- bathroom and shower;
- water;
- electrical charging;
- kitchen and food-preparation space;
- refrigerator;
- washer and dryer;
- sitting, writing, and reading areas;
- shelter during severe weather.

Clean up immediately after using the Hub. Do not leave food, dishes, trash, towels, clothing, or personal belongings unless a storage place has been approved.

Turn off lights, water, and appliances when finished. Do not enter private, closed, locked, or restricted areas.

Hub access is shared. It does not give a tenant exclusive possession of the building or permission to bring unapproved visitors into it.

### Cabin Utilities and Equipment

East and West Hollow do not have identical utilities or equipment. The Rental Agreement identifies the arrangement for the assigned cabin.

Do not assume electricity, water, refrigeration, internet, heating, cooling, or other services are included unless stated in writing.

#### East Hollow

East Hollow has interior electrical wiring supplied through an approved exterior generator connection unless the Rental Agreement provides otherwise. The tenant supplies generator fuel unless another written arrangement has been made.

#### West Hollow

West Hollow is off-grid and does not have built-in electrical service or pressurized running water unless the Rental Agreement provides otherwise.

Operate generators, heaters, wood stoves, appliances, extension cords, battery systems, and other equipment only as instructed. Do not alter wiring, plumbing, fuel systems, vents, stove pipes, or equipment.

### Generator Safety

When a generator is provided or approved:

- use only the generator and connection method approved by Oak Hollow Cabins;
- operate it outdoors in the designated location;
- never operate it inside a cabin, porch enclosure, the Hub, or another building;
- keep it dry, stable, ventilated, and away from doors, windows, combustible materials, and foot traffic;
- turn it off and allow it to cool before adding fuel;
- do not relocate, modify, lend, or repair it without permission;
- report fuel leaks, unusual sounds, electrical problems, or damage immediately.

### Water and Cabin Sink

Water may be obtained from the Hub, the Watering Place, or another designated location. Use water carefully and do not contaminate shared water sources.

When a cabin sink drains into a removable bucket:

- use it only for light tasks such as handwashing, brushing teeth, and limited cleanup;
- do not pour grease, food scraps, coffee grounds, chemicals, trash, or heavy dishwater into it;
- check the bucket regularly and do not allow it to overflow;
- empty it only where and as instructed;
- report leaks, drainage problems, or damage promptly.

### Toilet and Bathroom Arrangements

Use only the bathroom and toilet facilities assigned or approved for your cabin.

When using a composting toilet:

- place only toilet waste and approved toilet paper in it;
- do not add wipes, feminine products, food, coffee grounds, paper towels, chemicals, plastic, packaging, grease, or trash;
- use only the approved cover material;
- keep the toilet and surrounding area clean;
- keep the lid and structure closed when not in use;
- do not empty, move, alter, or disassemble the system;
- report odor, overflow, damage, pests, or malfunction promptly.

### Wood-Stove Safety

Use a cabin wood stove only after receiving operating and safety instructions.

- Keep bedding, clothing, furniture, paper, books, bags, towels, and other belongings safely away from the stove and stove pipe.
- Burn only approved firewood and fire-starting materials.
- Do not burn trash, plastic, cans, treated lumber, food packaging, or household waste.
- Do not overload the stove or leave its door open.
- Never sleep with the stove door open.
- Do not move the stove, pipe, hearth protection, tools, or safety equipment.
- Do not remove hot ashes or place them in plastic, paper, cardboard, trash containers, or on the ground.
- Report smoke leaks, chimney problems, unusual odors, or other unsafe conditions immediately.

### Outdoor Fires

Use only the designated fire ring and only when outdoor fires are permitted.

Keep fires small, manageable, and attended at all times. Do not burn during high winds, very dry conditions, a burn ban, or whenever Oak Hollow Cabins prohibits outdoor fires.

Burn only approved firewood and fire-starting materials. Do not burn trash, plastic, cans, treated wood, food packaging, or household waste.

Make sure every fire is fully extinguished before leaving the area.

### Smoking, Vaping, and Open Flames

Smoking and vaping are prohibited inside the cabins, the Hub, toilet structures, and all other enclosed buildings.

Candles, incense, oil lamps, fireworks, and other open flames are prohibited unless specifically approved.

Any permitted outdoor smoking material must be fully extinguished and disposed of safely. Do not leave cigarette butts or smoking materials on the ground.

### Cleanliness, Food, Trash, and Wildlife

Keep the cabin, porch, toilet area, paths, parking area, and shared spaces reasonably clean.

Store food securely. Do not leave food, food waste, trash, cans, bottles, wrappers, cigarette butts, pet waste, or personal property outside.

Use designated trash containers and follow the property's trash-removal instructions.

Do not intentionally feed wildlife or stray animals.

Report infestations, animal intrusion, spills, leaks, broken items, and damage promptly.

### Pets

Pets are not allowed unless approved in the Rental Agreement or later approved in writing. Approval of one pet does not approve another.

The tenant must:

- keep the pet under control;
- prevent it from roaming freely;
- clean up all pet waste;
- prevent excessive barking, aggression, disturbance, and property damage;
- keep the pet away from restricted areas;
- pay for pet-related damage, cleaning, injury, or loss.

Pet permission may be revoked when a pet creates a safety, sanitation, damage, or disturbance problem, subject to applicable law.

### Maintenance and Damage

Use the cabin, Hub, furnishings, appliances, equipment, roads, and shared areas carefully.

Promptly report:

- leaks or water problems;
- electrical or generator problems;
- damaged fixtures or equipment;
- pests;
- smoke-alarm or carbon-monoxide-alarm problems;
- fire hazards;
- structural damage;
- other unsafe conditions.

Do not make repairs, alterations, installations, improvements, lock changes, or structural changes without prior written approval.

The tenant is responsible for damage caused by the tenant, an approved pet, or a permitted visitor beyond ordinary wear and tear.

### Safety and Emergencies

Do not disable, remove, cover, or tamper with smoke alarms, carbon-monoxide alarms, fire extinguishers, locks, lighting, or other safety equipment.

Keep exits, paths, and access routes reasonably clear.

In an immediate emergency, call 911 first. Then notify Oak Hollow Cabins as soon as reasonably possible.

Immediately report fire, smoke, gas or fuel odor, electrical arcing, flooding, structural damage, serious injury, or another significant hazard.

### Owner Access

Tenants must reasonably cooperate when Oak Hollow Cabins lawfully enters or arranges access for inspection, maintenance, repair, safety, emergency response, or another purpose allowed by the Rental Agreement and Alabama law.

A tenant's request for repair or service authorizes reasonable access to address that request, subject to applicable notice requirements.

### Extended Absence

Notify Oak Hollow Cabins before an anticipated absence of more than 14 days and provide the expected return date.

The tenant remains responsible for rent, cleanliness, safety, and protection of the cabin during an absence.

### Moving Out

At the end of the tenancy:

- remove all personal property, food, and trash;

- leave the cabin, porch, toilet area, and shared spaces reasonably clean;
- return keys, access items, tools, and equipment belonging to Oak Hollow Cabins;
- leave fires and equipment in a safe condition;
- report damage, missing items, or unresolved problems;
- provide a written forwarding address;
- return possession by the agreed date and time.

Property left behind and the security deposit will be handled according to the Rental Agreement and applicable law.

### Contact and Emergency Information

Primary contact: Richard Fricks

Phone: 256-557-0517

Backup phone: 256-281-6722

Property address: 431 Pencil Way, Boaz, Alabama 35956

Emergency: Call 911

Nearest hospital: Marshall Medical Center South - 256-593-8310

### Tenant Acknowledgment

I acknowledge that I have received and reviewed these Tenant Rules & Property Instructions, have had an opportunity to ask questions, understand that they are incorporated into the Oak Hollow Cabins Rental Agreement, and agree to follow them.

Tenant Signature / Electronic Signature:

Printed Full Legal Name:

Date:

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