Oak Hollow Cabins

East Hollow Tenant Rules and Property Instructions

Tenant	
Rental property	East Hollow Cabin
Rental Agreement date	
Rules version date	September 13, 2026

Purpose and Relationship to the Rental Agreement

These East Hollow Tenant Rules & Property Instructions are incorporated into the Tenant's Rental Agreement with Oak Hollow Cabins. They explain the Tenant's responsibilities and the proper use of East Hollow Cabin, its private courtyard, designated parking, the Watering Place, the assigned composting toilet, any approved generator, and any other area or equipment the Owner expressly permits the Tenant to use.

If these Rules conflict with the signed Rental Agreement, the Rental Agreement controls. These Rules do not change the rent, security deposit, rental term, generator charge, or other financial terms unless both parties agree in writing.

Nothing in these Rules waives any right or obligation that cannot lawfully be waived. The Tenant should ask the Owner before using unfamiliar equipment, entering an undesignated area, or doing anything not clearly addressed by the Rental Agreement or these Rules.

The Character of East Hollow

East Hollow is a small, one-person cabin on quiet rural property near Boaz, Alabama. It is intended for peaceful residential use by the Tenant named in the Rental Agreement.

The cabin is not a conventional apartment. It is not connected to ordinary utility electricity and does not have pressurized running water, an indoor bathroom, a shower, or a conventional kitchen. The Tenant has knowingly chosen this arrangement and agrees to use its off-grid systems carefully and as instructed.

Oak Hollow includes gravel roads, woods, uneven terrain, limited outdoor lighting, wildlife, changing weather, other residences, guest areas, and active work areas. The Tenant shall move carefully, respect all property boundaries, and preserve the quiet character of Oak Hollow.

1. Occupancy and Residential Use

East Hollow is rented for the residential use of the one Tenant named in the Rental Agreement. No other person may establish residence, receive mail as a resident, keep substantial belongings at the cabin as an occupant, or regularly stay at the cabin without the Owner's prior written consent.

The Tenant shall not sublet the cabin, transfer possession, list it for short-term rental, or allow another person to use it in the Tenant's absence. The cabin may not be used for a public gathering, commercial operation, customer-facing business, or other nonresidential purpose without prior written approval.

2. Visitors

Occasional daytime visitors require the Owner's prior permission. Overnight guests, parties, gatherings, and events are prohibited unless specifically approved in writing.

The Tenant is responsible for every permitted visitor and for any damage, disturbance, injury, or violation caused by that visitor. A visitor may use only the areas and facilities the Owner has approved.

Permission for one visit does not create continuing permission for future visits.

3. Quiet Conduct

Quiet is an essential feature of Oak Hollow. The Tenant shall avoid loud music, shouting, repeated unnecessary vehicle noise, disorderly conduct, heavy drinking, or any other activity that disturbs the Owner, another resident, a West Hollow guest, a neighbor, or an animal.

Illegal drugs, unlawful activity, harassment, threatening conduct, violence, and unsafe behavior are prohibited. The Tenant shall comply with lawful Owner instructions intended to address an immediate safety, noise, sanitation, or property concern.

4. Areas Included in the East Hollow Tenancy

Unless the Rental Agreement states otherwise, the East Hollow tenancy includes only:

- East Hollow Cabin;
- the fenced private courtyard adjoining the cabin;
- the designated parking area beside the cabin;
- the designated route between the cabin, parking area, Watering Place, and assigned composting toilet;
- reasonable use of the Watering Place as described in these Rules;
- use of the assigned composting toilet;
- use of the Predator 9500 generator only if the generator option is included in the Rental Agreement.

The Tenant shall keep the courtyard, parking area, and access route orderly and free of trash, stored equipment, disabled vehicles, and hazards.

5. Areas Not Included in the Tenancy

The East Hollow tenancy does not include West Hollow Cabin, the West Hollow guest area, the Meadow, The Clearing, either gorge, creeks, barns, sheds, workshops, other residences, equipment-storage areas, or any other part of the approximately 70-acre property not expressly designated for the Tenant.

The Tenant shall not enter or use an excluded area merely because it appears vacant or is located on Oak Hollow property. Any temporary permission to enter an excluded area is limited to the occasion and purpose approved by the Owner. It does not create a continuing right of access.

The Meadow may sometimes be available for quiet walking with the Owner’s express permission. The Tenant shall not enter the Meadow while it or West Hollow has been reserved for private guest use, while it is closed for maintenance or weather, or after the Owner has withdrawn permission.

The gorges and creeks present steep, slippery, uneven, and potentially dangerous conditions. They are closed to the Tenant and visitors unless the Owner gives specific permission for a particular occasion.

6. Parking, Roads, and Vehicles

The Tenant may park only in the area designated beside East Hollow unless the Owner directs otherwise. Gates, roads, paths, utility access, and emergency routes must remain clear.

The Tenant shall drive slowly and carefully on Oak Hollow’s gravel road and watch for people, animals, equipment, washouts, loose gravel, mud, fallen limbs, and changing road conditions.

No vehicle may be driven into the Meadow, to West Hollow, onto walking paths, across yards, or into another undesignated area without the Owner’s express permission. Inoperable, unregistered, leaking, or abandoned vehicles may not be stored on the property.

Vehicle repair, oil changes, fuel transfer, or other mechanical work may be performed only with prior approval and in a designated location.

7. Electricity and the Generator Option

East Hollow is not connected to ordinary utility electricity. The Predator 9500 generator is available only when the generator option is expressly included in the Rental Agreement.

If the generator option is not included, the Tenant has no right to operate or connect to the Owner's generator. If the option is included, the Tenant shall pay the generator charge stated in the Rental Agreement and shall follow these Rules and all operating instructions.

Unless a different written arrangement applies, the Tenant is responsible for purchasing all generator fuel and placing it only in approved fuel containers and storage locations. The Owner retains ownership of the generator.

Generator power is not the same as continuous household utility service. The Tenant shall limit electrical use to approved appliances and equipment and shall not assume that the generator can safely power every device at the same time.

8. Generator Safety and Operation

The Tenant may operate the generator only after receiving instructions from the Owner. The generator shall remain outdoors in its designated operating location.

The Tenant shall:

- follow the manufacturer's instructions and the Owner's operating procedure;
- use only the approved electrical connection;
- keep the generator dry, stable, ventilated, and away from doors, windows, air openings, combustible materials, and foot traffic;
- inspect the immediate area for fuel, oil, damage, or obstruction before starting it;
- turn the generator off and allow it to cool before adding fuel;
- keep fuel away from flames, the wood stove, smoking materials, sparks, and other ignition sources;
- use only approved fuel containers and immediately report a significant spill or leak;
- operate only the appliances and electrical loads approved for East Hollow;
- comply with any approved operating hours or noise restrictions;
- promptly report unusual sounds, smoke, overheating, fuel leaks, electrical problems, damage, alarm activation, or unsafe operation.

The Tenant shall not:

- operate the generator inside the cabin, courtyard enclosure, toilet structure, vehicle, shed, or any other enclosed or partly enclosed space;
- move, modify, lend, dismantle, or attempt to repair the generator;
- backfeed electricity, improvise wiring, bypass safety devices, or use an unapproved cord, adapter, connection, or circuit;
- refuel a hot or running generator;
- operate the generator while impaired or in a manner contrary to the Owner's instructions.

If a carbon-monoxide alarm sounds, the Tenant shall leave the cabin immediately, move to fresh air, call 911 if there is an immediate danger or illness, and notify the Owner.

9. Portable Batteries and Electrical Equipment

The Tenant may use a commercially manufactured portable battery power station if it is in good condition and used according to the manufacturer's instructions. It must be kept dry, ventilated, and safely away from the wood stove, stovepipe, water, and other heat or ignition sources.

Damaged, swollen, leaking, overheated, altered, or recalled batteries shall not be used or charged on the property.

The Tenant shall not install or alter wiring, outlets, panels, solar equipment, batteries, chargers, extension-cord systems, plumbing, fuel lines, vents, or other utility systems without the Owner's prior written approval.

Air conditioners, electric heaters, cooking appliances, refrigerators, freezers, and other high-demand devices require approval before being connected to the generator or another power source.

10. Watering Place and Cabin Water

East Hollow does not have pressurized running water. The Tenant has access to the Watering Place, located approximately 75 feet from the cabin, for drinking, washing, and ordinary household water needs.

The Tenant is responsible for filling approved portable containers and carrying water to the cabin. Only clean containers intended for potable or household water may be used. The Tenant shall not contaminate the faucet, hose, surrounding area, or stored water.

Portable gravity-fed dispensers, manual pumps, rechargeable water pumps, and similar self-contained systems may be used if they do not alter the cabin, damage the property, create leaks, or connect permanently to a plumbing system.

The Tenant shall protect water containers and approved pumps from freezing, leaks, contamination, and damage.

11. Cabin Sink and Gray Water

The small cabin sink drains into a removable collection container beneath the counter. The Tenant shall check the container regularly and shall not allow it to overflow.

The sink is intended for light use. Grease, oil, food scraps, coffee grounds, chemicals, paint, solvents, medications, trash, and other harmful materials shall not be poured into the sink.

The Tenant shall empty sink water only in the place and manner designated by the Owner. Gray water shall not be emptied in the courtyard, beside the cabin, at the Watering Place, in the Meadow, in a gorge or creek, or elsewhere on the ground without permission.

Leaks, overflow, damaged containers, or persistent odors must be reported promptly.

12. Composting Toilet and Sanitation

The Tenant shall use only the composting-toilet structure assigned to East Hollow and shall follow the Owner’s instructions for its care.

- Use the toilet only for human waste, approved toilet paper, and the approved cover material.
- Do not place wipes - including wipes labeled flushable - feminine products, paper towels, food, coffee grounds, chemicals, plastic, packaging, grease, dishwater, or trash in the toilet.
- Use only the cover material provided or approved by the Owner.
- Keep the toilet area reasonably clean and keep the lid and structure closed when not in use.
- Do not empty, move, alter, repair, or disassemble any part of the system.
- Report persistent odor, overflow, damage, insects, animals, or malfunction promptly.

The Tenant shall not dispose of human waste anywhere else on the property.

13. Bathing and Laundry

East Hollow does not include a shower, bathtub, washing machine, dryer, or access to another residence’s bathroom or laundry equipment.

The Tenant is responsible for making dependable bathing and laundry arrangements. Bathing and clothes washing are not permitted at the Watering Place, in a creek, in the Meadow, in the courtyard, or elsewhere outdoors on the property.

Wastewater from bathing, laundry, or similar uses shall not be discharged on the property without the Owner’s prior approval.

14. Wood-Burning Heater

East Hollow is equipped with a U.S. Stove wood-burning heater. The Tenant may use it only after receiving and understanding the Owner’s operating and safety instructions.

The Tenant shall:

- burn only firewood and fire-starting materials approved by the Owner;
- keep bedding, clothing, furniture, paper, books, bags, towels, water containers, batteries, fuel, and other combustible or heat-sensitive items safely away from the stove and stovepipe;
- keep the stove door closed except when loading or tending the fire;
- keep every fire small and manageable;
- use the screen, tools, hearth protection, and safety equipment as instructed;
- promptly report smoke leakage, damaged seals, chimney or draft problems, alarm activation, unusual odor, or another unsafe condition.

The Tenant shall not:

- burn trash, plastics, cans, treated or painted lumber, household waste, or food packaging;
- use gasoline, lighter fluid, or another liquid accelerant;
- overload the stove or operate it with the door left open;
- sleep with the stove door open;
- move or alter the stove, stovepipe, hearth protection, tools, or fire-safety equipment;
- place cookware or another object on the stove unless the Owner specifically approves that use;
- remove hot ashes or place ashes in plastic, paper, cardboard, trash containers, or on the ground.

Ashes shall be handled only in the manner designated by the Owner. If the Tenant is unsure whether the stove or ashes are safe, the Tenant shall stop and contact the Owner.

15. Cooking and Outdoor Flames

East Hollow does not have a conventional kitchen. Cooking arrangements must remain simple, safe, and within the limits of the approved power supply.

Portable electric cooking appliances may be used only if the Owner has approved the appliance and power source. Cooking equipment must be placed on a stable, noncombustible surface, attended while operating, and allowed to cool before storage.

Propane, butane, charcoal, gasoline, and other fuel-burning grills or camp appliances shall never be used inside the cabin, toilet structure, vehicle, or another enclosed space. Outdoor use is permitted only with the Owner’s prior approval and only in the location the Owner designates.

The Tenant shall not build a ground fire, create a fire ring, use fireworks, or start any outdoor fire without specific permission. Outdoor fire or cooking permission may be withheld or withdrawn because of wind, dry weather, a burn restriction, equipment condition, or another safety concern.

16. Smoking, Vaping, Candles, and Other Ignition Sources

Smoking and vaping are prohibited inside East Hollow, the composting-toilet structure, and every other enclosed building.

Candles, incense, oil lamps, fireworks, and other open flames are prohibited unless the Owner gives specific written permission.

Any permitted outdoor smoking shall occur only in the location designated by the Owner. Smoking materials must be fully extinguished and disposed of safely. Cigarette butts and other smoking materials shall not be left on the ground or placed in indoor trash while hot.

17. Food, Trash, Cleanliness, and Wildlife

The Tenant shall keep the cabin, courtyard, toilet area, parking area, access route, and Watering Place reasonably clean and sanitary.

Food shall be stored securely. Food, pet food, scraps, grease, and trash shall not be left outside or placed where they may attract insects, rodents, raccoons, stray animals, or other wildlife.

The Tenant shall use the trash arrangement designated by the Owner and shall not burn, bury, scatter, or abandon trash on the property.

Cans, bottles, wrappers, cigarette butts, pet waste, discarded appliances, furniture, vehicle parts, fuel containers, and other personal property shall not accumulate in the cabin, courtyard, parking area, or surrounding property.

The Tenant shall not intentionally feed, trap, injure, or approach wildlife or stray animals. Animal intrusion, infestation, nests near an entrance, venomous snakes near the cabin, and other significant concerns should be reported promptly.

18. Pets and Assistance Animals

No pet is permitted unless approved in the Rental Agreement or later approved by the Owner in writing. Approval of one animal does not approve another.

The Tenant shall keep every approved pet under control, prevent roaming, promptly remove waste, prevent excessive barking or aggression, and protect the cabin, courtyard, other people, and other animals from damage or disturbance.

An approved pet shall not be left outside unattended or allowed into restricted areas. The Tenant is responsible for pet-related damage beyond ordinary wear and tear.

Requests involving assistance animals will be evaluated and handled according to applicable law. Nothing in this section is intended to treat an assistance animal as a pet where the law provides otherwise.

19. Property Equipment, Tools, and Work Areas

The tenancy does not include use of tractors, mowers, chainsaws, log splitters, generators not assigned to East Hollow, power tools, trailers, vehicles, cooking equipment at The Clearing, or other Oak Hollow tools and equipment.

The Tenant shall not enter a work or equipment-storage area or start, move, borrow, repair, or operate property equipment without the Owner’s express permission.

Permission for a particular supervised task or use does not authorize future use. The Owner may stop or prohibit any activity that creates a safety, noise, fire, or property concern.

20. Maintenance, Alterations, and Reporting Problems

The Tenant shall use the cabin, furnishings, sink, toilet, stove, approved generator, Watering Place, roads, and other permitted areas carefully.

The Tenant shall promptly notify the Owner of leaks, electrical problems, generator issues, broken fixtures, pests, smoke or carbon-monoxide alarm problems, stove or chimney concerns, fire hazards, water problems, storm damage, fallen trees affecting access, structural damage, or another unsafe condition.

The Tenant shall not make repairs, alterations, installations, improvements, lock changes, painting, structural changes, or permanent attachments without prior written approval. The Tenant shall not cut vegetation, remove trees, dig, grade soil, build structures, or alter the courtyard or surrounding land without permission.

The Tenant is responsible for damage caused by the Tenant, an approved pet, or a permitted visitor beyond ordinary wear and tear, subject to the Rental Agreement and applicable law.

21. Safety Devices and Emergency Conditions

The Tenant shall not disable, remove, cover, disconnect, or tamper with smoke alarms, carbon-monoxide alarms, fire extinguishers, locks, lighting, stove components, generator safety devices, or other safety equipment.

Exits, paths, the courtyard gate, and emergency access shall remain reasonably clear. The Tenant shall maintain a working flashlight or headlamp and a charged telephone when reasonably possible.

The Tenant shall immediately leave an unsafe area and notify the Owner of fire, smoke, carbon monoxide, fuel odor, electrical arcing, flooding, structural damage, severe storm damage, a medical emergency, or another serious hazard.

In an immediate emergency, call 911 first and then notify the Owner as soon as reasonably possible.

22. Owner Access and Cooperation

The Tenant shall provide reasonable cooperation when the Owner lawfully enters or arranges access for inspection, maintenance, repair, safety, emergency response, delivery of services, or another purpose permitted by the Rental Agreement and Alabama law.

A request by the Tenant for repair or service authorizes reasonable access to investigate and address that request, subject to applicable notice requirements. Nothing in these Rules expands or reduces either party's lawful access rights.

23. Extended Absence

The Tenant shall notify the Owner before an anticipated absence of more than 14 consecutive days and shall provide the expected return date and reliable contact information.

During an absence, the Tenant remains responsible for rent, the protection of personal property, food and trash removal, safe shutdown of appliances and fires, generator and fuel safety, freeze protection, and every other responsibility assigned by the Rental Agreement.

The Tenant shall not leave a pet at East Hollow during an extended absence.

24. Personal Property and Insurance

The Tenant is responsible for protecting personal property from theft, fire, smoke, water, weather, insects, animals, generator interruption, and other risks, except to the extent applicable law provides otherwise.

The Owner's insurance may not cover the Tenant's belongings, temporary housing, or personal liability. The Tenant is strongly encouraged to obtain renters insurance appropriate for an off-grid cabin and to confirm coverage directly with the insurer.

25. Move-Out and Return of Possession

At the end of the tenancy, the Tenant shall:

- remove all personal property, food, fuel, portable batteries, equipment, and trash;
- leave the cabin, courtyard, composting-toilet area, parking area, and other used areas reasonably clean;
- return keys, access devices, generator equipment, tools, containers, and other Oak Hollow property as instructed;
- leave the sink container, composting toilet, wood stove, generator, and other equipment in the required safe condition;
- make sure all fires and smoking materials are fully extinguished;
- report damage, missing items, malfunction, or unresolved safety concerns;
- provide a written forwarding address;
- surrender possession by the date and time required by the Rental Agreement.

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

26. Emergency and Contact Information

Primary contact: Richard L. Fricks

Primary phone: 256-557-0517

Backup phone: 256-281-6722

Property address: 431 Pencil Way, Boaz, Alabama 35956

Emergency: Call 911

For fire, serious injury, a medical emergency, suspected carbon monoxide, or immediate danger, call 911 first. Then notify the Owner as soon as it is safe to do so.

For a non-emergency problem involving the generator, wood stove, toilet, water, road, cabin, wildlife, or another property condition, stop using the affected equipment or area and contact the Owner.

27. Acknowledgment

The Tenant acknowledges receiving these East Hollow Tenant Rules & Property Instructions, reviewing them, having an opportunity to ask questions, and agreeing to comply with them.

The Tenant understands that these Rules are incorporated into the Rental Agreement identified above and that permission to use East Hollow does not grant access to any area, structure, or equipment not included in the Rental Agreement or expressly approved by the Owner.

☐ I acknowledge that I received, reviewed, and agree to comply with these East Hollow Tenant Rules and Property Instructions.

Tenant

Printed name _____

Electronic signature _____

Date _____

Owner or Landlord

Printed name Richard L. Fricks

Electronic signature _____

Date _____