

OAK HOLLOW CABINS

TENANT RULES & PROPERTY INSTRUCTIONS

For East Hollow Cabin or West Hollow Cabin

Tenant	
Cabin	☐ East Hollow Cabin ☐ West Hollow Cabin
Rental Agreement Date	
Rules Version Date	September 2026

Purpose and Relationship to the Rental Agreement

These Tenant Rules & Property Instructions are part of the Tenant's Rental Agreement with Oak Hollow Cabins. They explain how the assigned cabin, designated parking and walking areas, the Watering Place, equipment, roads, Meadow, and surrounding property are to be used. The Tenant agrees to follow these rules and any cabin-specific terms stated in the Rental Agreement.

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

The Character of Oak Hollow

Oak Hollow is a quiet rural property near Boaz, Alabama. The cabins are intentionally simple and are intended for peaceful residential use. The property includes wooded areas, gravel roads, a roughly 1,300-foot Meadow, uneven terrain, limited outdoor lighting, wildlife, and changing weather conditions.

The Tenant shall use good judgment, move carefully, preserve the quiet character of the property, and promptly ask the Owner when unsure how something works.

1. Occupancy and Visitors

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

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, or rule violation caused by that visitor.

2. Quiet Conduct and Respect for the Property

Quiet is an essential feature of Oak Hollow. The Tenant shall avoid loud music, shouting, repeated vehicle noise, disorderly conduct, heavy drinking, or any activity that disturbs the Owner, other tenants, guests, neighbors, or animals.

Illegal drugs, unlawful activity, threatening conduct, harassment, and unsafe behavior are prohibited. The Tenant shall not use the cabin or property for a business, public gathering, or commercial activity without written approval.

3. Parking, Roads, Meadow, and Walking Access

The Tenant shall park only in the area designated by the Owner and shall keep gates, roads, paths, and emergency access clear.

- East Hollow Cabin: The Tenant may park beside the cabin in the designated area unless the Owner directs otherwise.
- West Hollow Cabin: Vehicles are not allowed at the cabin. The Tenant parks in the designated area and walks approximately 200 to 250 feet to and from West Hollow.

The roughly 1,300-foot Meadow may be used for quiet walking and outdoor enjoyment. Vehicles are not allowed in the Meadow or on cabin walking paths unless the Owner gives specific permission.

At night, the Tenant should use a flashlight or headlamp and wear footwear suitable for uneven outdoor terrain.

4. Areas Not Included in the Cabin Tenancy

The Hub and The Clearing are not part of the East Hollow or West Hollow tenancy unless the Rental Agreement or a separate written permission specifically states otherwise. The Tenant shall not enter or use either area merely because it is located on Oak Hollow property.

Any temporary permission to use an excluded area does not create a continuing right of access and may be limited or withdrawn as allowed by the Rental Agreement and applicable law.

5. Cabin-Specific Utilities and Equipment

The East and West Hollow cabins are not conventional apartments and do not have identical utilities or equipment. The Rental Agreement controls the specific arrangement for the Tenant's cabin.

- East Hollow Cabin: The cabin is not connected to ordinary grid power. A Predator 9500 generator is included with the rental for approved electrical use. The Tenant is responsible for all generator fuel unless a different written arrangement applies. The cabin does not have pressurized running water.
- West Hollow Cabin: The cabin is completely off-grid, has no electrical wiring, and has no pressurized running water. A Tenant may use an approved portable battery power station and other self-contained low-voltage or plug-in equipment that does not alter the cabin.

The Tenant shall not alter wiring, plumbing, fuel systems, stove pipe, vents, or equipment, and shall not install permanent electrical, plumbing, or fuel systems without the Owner's prior written approval.

6. Generator Use - East Hollow

When using the Predator 9500 generator or any other Owner-approved generator:

- Operate the generator outdoors only in the designated location and never inside a cabin, porch enclosure, toilet structure, or other building.
- Use only the approved connection method. Do not backfeed, improvise wiring, or connect the generator to any unapproved circuit or device.
- Keep the generator dry, stable, ventilated, and safely separated from doors, windows, combustible materials, and foot traffic.
- Turn the generator off and allow it to cool before adding fuel.
- Do not modify, relocate, lend, repair, or connect additional equipment without permission.
- Immediately report fuel leaks, unusual sounds, electrical problems, damage, or unsafe operation.
- The Tenant is responsible for purchasing and safely storing all generator fuel unless otherwise agreed in writing.

7. Battery Power Stations and Portable Electrical Equipment - West Hollow

West Hollow has no electrical wiring. The Tenant may use a commercially manufactured portable battery power station indoors if it is used in accordance with the manufacturer's instructions and kept dry, ventilated, and away from the wood stove and other heat sources.

- Portable battery power may be used for lighting, phone or laptop charging, fans, and other modest electrical needs.
- Do not install permanent wiring, outlets, panels, solar wiring, batteries, or other electrical systems without written approval.
- Fuel-burning generators may not be used at West Hollow unless the Owner gives prior written approval and designates an outdoor operating location.
- Damaged, overheated, swollen, leaking, or recalled batteries or power stations shall not be used or charged on the property.

8. Watering Place and Cabin Water

Neither East Hollow nor West Hollow has pressurized running water inside the cabin. Full-time access to water is provided at the Watering Place. The Watering Place is approximately 75 feet from East Hollow. Tenants may fill portable water containers there for drinking, washing, and other ordinary household needs.

- Use clean containers intended for potable or household water and do not contaminate the Watering Place.
- Portable gravity-fed dispensers, manual pumps, rechargeable water pumps, and similar self-contained systems may be used if they do not alter the cabin or create leaks.
- If the cabin sink drains to a removable container, check it regularly and do not allow it to overflow.
- Do not pour grease, food scraps, coffee grounds, chemicals, trash, or other harmful material into the cabin sink or onto the ground.
- Empty gray-water or sink-water containers only in the location and manner designated by the Owner.

9. Toilet and Sanitation

Each cabin has access to its assigned outdoor composting-toilet/outhouse facility. The Tenant shall use only the assigned or approved facility.

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

10. Wood Stove and Cabin Heating

Each cabin is equipped with a U.S. Stove wood-burning heater. The stove may be used only after the Tenant understands and agrees to follow the Owner's operating and safety instructions.

- Keep bedding, clothing, furniture, paper, books, bags, towels, water containers, batteries, and personal belongings safely away from the stove and stove pipe.
- Burn only approved firewood and approved fire-starting material.
- Do not burn trash, plastic, cans, treated lumber, food packaging, or household waste.
- Do not overload the stove, leave the stove door open, or sleep with the stove door open.
- Do not move the stove, pipe, hearth protection, tools, or fire-safety equipment.
- Do not remove hot ashes or place ashes in plastic, paper, cardboard, a trash container, or on the ground.
- Report smoke leakage, chimney problems, damaged seals, unusual odor, or unsafe conditions immediately.

11. Cooking and Outdoor Flames

Because the cabins do not have conventional kitchens, cooking arrangements must remain simple and safe.

- Cooking with propane, butane, charcoal, gasoline, or other fuel-burning camp appliances is permitted outdoors only in an Owner-approved location.
- Fuel-burning stoves, grills, charcoal devices, and open-flame cooking devices shall never be used inside a cabin or toilet structure.
- West Hollow's fire ring may be used for cooking when outdoor fires are permitted and conditions are safe.
- Portable electric cooking appliances may be used only with an adequate approved power source and only when the appliance can be operated safely without overloading equipment or creating a fire hazard.
- Cooking equipment must be attended while in use and allowed to cool before storage.

12. Outdoor Fire Ring

- 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 wind, very dry conditions, a burn ban, or whenever the Owner prohibits outdoor fires.
- Burn only approved firewood and approved fire-starting materials.
- Do not burn trash, plastics, cans, treated wood, food packaging, or household waste.
- Before leaving the area, make sure the fire is fully extinguished or otherwise safe as directed by the Owner.

13. Smoking, Vaping, Candles, and Open Flames

Smoking and vaping are prohibited inside any cabin, toilet structure, or 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 material must be fully extinguished and disposed of safely. Cigarette butts and smoking materials shall not be left on the ground.

14. Cleanliness, Food, Trash, and Wildlife

- Keep the cabin, porch or courtyard, toilet area, paths, parking area, and Watering Place reasonably clean.
- Store food securely and do not leave food or food waste outdoors.
- Use designated trash containers and follow the Owner's trash-removal instructions.
- Do not leave cans, bottles, wrappers, cigarette butts, pet waste, or personal property outside.
- Do not intentionally feed wildlife or stray animals.
- Promptly report infestations, animal intrusion, spills, leaks, broken items, or damage.

15. Pets and Animals

No pet is permitted unless approved in the Rental Agreement or later approved by the Owner in writing. Approval of one pet does not approve another. Requests involving assistance animals will be handled according to applicable law.

- Keep an approved pet under control and prevent it from roaming freely.
- Promptly clean up all pet waste.
- Prevent excessive barking, aggression, property damage, or disturbance.
- Keep the pet away from restricted areas when instructed.
- The Tenant is responsible for pet-related damage beyond ordinary wear and tear.

16. Maintenance, Damage, and Reporting Problems

The Tenant shall use the cabin, furnishings, stove, generator or battery equipment, Watering Place, roads, paths, and other approved areas carefully. The Tenant shall promptly notify the Owner of leaks, electrical problems, generator issues, broken fixtures, pests, smoke or carbon-monoxide alarm problems, fire hazards, water problems, damage, or unsafe conditions.

The Tenant shall not make repairs, alterations, installations, improvements, lock changes, or structural changes without the Owner's 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.

17. Safety Devices and Emergency Conditions

- 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.
- Notify the Owner immediately of fire, smoke, gas or fuel odor, electrical arcing, flooding, structural damage, medical emergency, or another serious hazard.
- In an immediate emergency, call 911 first and then notify the Owner as soon as reasonably possible.

18. 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, or other purposes allowed by the Rental Agreement and Alabama law. A request by the Tenant for repair or service authorizes reasonable access to address that request, subject to applicable notice requirements.

19. Extended Absence

The Tenant shall notify the Owner before an anticipated absence of more than 14 days and shall provide reasonable information about the expected return date. The Tenant remains responsible for rent, safety, cleanliness, and protection of the premises during an absence.

20. Move-Out and Return of Possession

At the end of the tenancy, the Tenant shall:

- Remove all personal property, food, fuel, batteries, portable equipment, and trash.
- Leave the cabin, porch or courtyard, toilet area, and other used areas reasonably clean.
- Return keys, access items, tools, generator, or other equipment belonging to Oak Hollow Cabins.
- Make sure fires are fully extinguished and equipment is left in a safe condition.
- Report damage, missing items, malfunction, or unresolved problems.
- Provide a written forwarding address and 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.

21. Emergency and Contact Information

Primary Contact	Richard Fricks
Primary Phone	256-557-0517
Backup Phone	256-281-6722
Property Address	431 Pencil Way, Boaz, AL 35956
Emergency	Call 911

22. Acknowledgment

The Tenant acknowledges receiving these 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.

TENANT	OWNER / LANDLORD
Tenant Signature / Electronic Signature	Richard L. Fricks
Date: _____	Date: _____

Practical review note: This document is intended to work with the Oak Hollow Cabins residential rental agreement. Before regular use, the agreement and incorporated rules should be reviewed for consistency with current Alabama law and the specific rental arrangement.