

OAK HOLLOW STUDIO

TENANT RULES & PROPERTY INSTRUCTIONS

Tenant: _____

Rental Agreement Date: _____

Rules Version Date: _____

Owner: Richard L. Fricks / Oak Hollow Cabins

Purpose and Relationship to the Rental Agreement

These Tenant Rules & Property Instructions are part of the Tenant's Rental Agreement for Oak Hollow Studio.

They explain how the Studio, furnishings, appliances, utilities, parking area, Meadow, and surrounding Oak Hollow property are to be used.

If these Rules conflict with the signed Rental Agreement, the Rental Agreement controls. These Rules do not change the 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 property includes wooded areas, gravel roads, walking areas, uneven terrain, limited outdoor lighting, wildlife, and changing weather conditions.

Quiet, privacy, and respectful use of the property are important parts of living at Oak Hollow.

The Tenant shall use good judgment, respect the privacy of others on the property, and promptly ask the Owner when unsure about any equipment, appliance, utility, or property rule.

1. Occupancy and Visitors

Oak Hollow Studio is for the residential use of the Tenant or Tenant(s) named in the Rental Agreement.

No additional person may establish residence, receive mail as a resident, regularly stay overnight, or store substantial belongings as an occupant without the Owner's prior written approval.

Occasional visitors are permitted only when they do not disturb the quiet character of the property or interfere with the Owner, other tenants, or other authorized users of Oak Hollow.

Parties, large gatherings, and events are prohibited unless specifically approved in writing.

The Tenant is responsible for the conduct of permitted visitors and for any damage, disturbance, or rule violation caused by them.

2. Quiet Conduct and Respect for the Property

Quiet is an essential feature of Oak Hollow.

The Tenant shall avoid loud music, shouting, excessive vehicle noise, disorderly conduct, disruptive gatherings, or other activity that disturbs the Owner, other tenants, guests, neighbors, or animals.

Illegal activity, threatening conduct, harassment, and unsafe behavior are prohibited.

The Studio and surrounding property may not be used for a public gathering, commercial event, or business activity that brings customers, clients, employees, or regular visitors to the property without the Owner's prior written approval.

3. Parking, Roads, and Access

The Tenant shall park only in the area designated by the Owner.

Roads, driveways, gates, walking paths, and emergency-access areas must remain clear.

The Tenant shall drive slowly and carefully on Oak Hollow roads and shall use reasonable caution around people, animals, equipment, and other vehicles.

Vehicles may not be driven into the Meadow or onto areas not designated for vehicle use without the Owner's permission.

4. The 1,300-Foot Meadow

The Tenant may use the approximately 1,300-foot Meadow for ordinary walking and quiet enjoyment.

The Meadow is a natural rural area and may include uneven ground, wet areas, insects, wildlife, fallen limbs, holes, and other natural conditions.

The Tenant should use appropriate footwear, carry a flashlight or headlamp when walking after dark, and exercise reasonable care.

Motor vehicles are not permitted in the Meadow unless specifically authorized by the Owner.

The Tenant shall not damage vegetation, leave trash, create fires, install equipment, or alter the Meadow without permission.

5. Oak Hollow Studio Utilities

Oak Hollow Studio is fully on-grid and includes ordinary residential electrical service and pressurized water.

Unless the Rental Agreement states otherwise, rent includes ordinary residential use of utilities provided by the Owner.

Included utilities are intended for normal residential use. The Tenant shall not use electricity, water, or other utilities in an excessive, wasteful, unsafe, or commercial manner.

The Tenant shall not operate unusually high-demand electrical equipment, additional heating equipment, commercial appliances, cryptocurrency-mining equipment, large machinery, or similar equipment without the Owner's prior written approval.

The Tenant shall promptly report leaks, unusual electrical conditions, repeated breaker trips, plumbing problems, unusual odors, or other utility problems.

6. Kitchen and Appliances

The Tenant shall use the furnished and equipped kitchen and appliances only for their intended household purposes.

- Keep cooking surfaces, counters, sinks, refrigerator, and food-preparation areas reasonably clean.
- Do not leave cooking unattended when using the stove, oven, or other heat-producing appliance.
- Turn off cooking appliances after use.
- Do not pour grease, oil, food scraps, coffee grounds, chemicals, or inappropriate materials into the sink or drains.
- Store food in a manner that discourages insects, rodents, and wildlife.
- Promptly report malfunctioning appliances, leaks, unusual electrical behavior, or damage.
- Do not install or replace major appliances without the Owner's written approval.

7. Bathroom, Shower, and Plumbing

The Tenant shall use the bathroom, shower, toilet, sinks, and plumbing fixtures in an ordinary residential manner.

Do not flush wipes, paper towels, feminine products, grease, food, chemicals, or other materials that are not appropriate for ordinary household plumbing.

The Tenant shall promptly report leaks, slow or stopped drains, running toilets, unusual odors, loss of water pressure, water damage, or other plumbing problems.

The Tenant shall not attempt plumbing repairs or modifications without the Owner's approval.

8. Washer and Dryer

The washer and dryer are provided for the Tenant's ordinary personal laundry.

- Use the machines according to their operating instructions.
- Avoid overloading them.
- Clean the dryer lint filter regularly.
- Do not wash or dry items contaminated with gasoline, solvents, oils, flammable materials, or other hazardous substances.
- Promptly report leaks, unusual noises, electrical problems, or malfunction.
- Laundry facilities are for the Tenant's household use and may not be used as a commercial laundry service or routinely used for persons who do not live at Oak Hollow Studio.

9. Furnishings and Personal Property

Oak Hollow Studio includes certain furnishings, kitchen items, appliances, and household equipment.

The Tenant shall use Owner-provided property carefully and shall not remove it from the Studio without permission.

The Tenant may bring reasonable personal furniture and belongings appropriate to the size of the Studio.

The Tenant shall not make structural changes, install permanent shelving or fixtures, alter walls, change locks, modify wiring or plumbing, or make other permanent alterations without the Owner's prior written approval.

10. Smoking, Vaping, Candles, and Open Flames

Smoking and vaping are prohibited inside Oak Hollow Studio.

Candles, incense, oil lamps, and similar open-flame devices are prohibited inside unless specifically approved by the Owner.

Fireworks are prohibited on Oak Hollow property unless specifically authorized.

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.

11. The Clearing and Other Private or Restricted Areas

The Clearing is not included as part of the Oak Hollow Studio tenancy.

It is primarily reserved for the Owner's family use and other authorized activities.

The Tenant may not use The Clearing, its outdoor kitchen, appliances, furnishings, equipment, or storage areas unless the Owner gives specific permission.

East Hollow, West Hollow, and any area assigned to another tenant are also private areas and are not included with the Studio tenancy.

The Tenant shall respect posted, closed, locked, private, or restricted areas throughout Oak Hollow.

12. Cleanliness, Food, Trash, and Wildlife

The Tenant shall keep the Studio and immediate surrounding area reasonably clean and sanitary.

- Store food securely.
- Dispose of trash in the manner designated by the Owner.
- Avoid leaving food or food waste outdoors.
- Keep outdoor areas free of cans, bottles, wrappers, cigarette butts, and other litter.
- Avoid intentionally feeding wildlife or stray animals.
- Promptly report infestations, animal intrusion, spills, leaks, or sanitation problems.

13. Pets and 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 constitute approval of another.

Requests involving assistance animals will be handled separately and according to applicable law.

- Keep any approved animal under reasonable control.
- Prevent excessive barking, aggression, roaming, property damage, or disturbance.
- Promptly clean up pet waste.
- Keep the animal away from restricted areas.
- Be responsible for pet-related damage, cleaning, injury, or loss.

14. Maintenance, Damage, and Reporting Problems

The Tenant shall use the Studio, furnishings, appliances, plumbing, electrical system, laundry equipment, roads, and surrounding property carefully.

The Tenant shall promptly notify the Owner of leaks, electrical problems, appliance failures, broken fixtures, pest problems, smoke or carbon-monoxide alarm problems, water problems, damage, or unsafe conditions.

The Tenant shall not make repairs, alterations, installations, improvements, lock changes, electrical work, plumbing work, 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.

15. 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, or other safety equipment.

Doors, exits, walkways, and emergency-access areas shall remain reasonably clear.

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

The Tenant shall promptly notify the Owner of fire, smoke, gas or fuel odor, electrical arcing, flooding, structural damage, medical emergency, or another serious hazard.

16. 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 another purpose permitted by the Rental Agreement and Alabama law.

A request by the Tenant for repair or service authorizes reasonable access to address the reported problem, subject to applicable notice requirements.

17. Extended Absence

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

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

18. Move-Out and Return of Possession

- Remove all personal property, food, and trash.
- Leave the Studio and immediate surrounding area reasonably clean.
- Return keys, access items, equipment, and other Owner property.
- Report damage, missing items, malfunction, or unresolved problems.
- Provide a written forwarding address.
- Return possession by the agreed date and time.

19. 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

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

20. 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 Oak Hollow Studio Rental Agreement identified above.

TENANT

Tenant Signature / Electronic Signature

Printed Full Legal Name

Date: _____

OWNER / LANDLORD

Richard L. Fricks

Oak Hollow Cabins

Date: _____