

The Parks Of Flower Mound

TELEPHONE DIRECTORY:

THE PARKS

Manuel de la Trinidad (Manager The Parks).....972-704-8551
Marshall Warren (Owner The Parks/The Shores)...214-415-0211

Fire Department, Police.....911
Hospital.....972-420-1000
Coserv (Electrical).....1-800-274-4014
Frontier Communication.....1-844-769-8830
Water and Trash.....Call The Parks

YOUR LOT ADDRESS AT THE PARKS

Your Lot Number

2709 Justin Road
Flower Mound, TX 75028

General

The Parks is a residential neighborhood with 36 home lots. The Manager is Manuel de la Trinidad. The owner is Marshall Warren. If you have any questions, problems or suggestions while living at The Parks, please call us any time.

The residents of The Parks have made a large investment in their homes and their futures by choosing to live in The Parks. The rules of The Parks are

enforced to protect your investment. The rules are easy to follow. Keep these ideas in mind.

- Pay your rent on time
- Keep your lot clean and your home in good repair
- Respect the rights of others

These rules are easy to follow. All that we ask is that you act like a normal law abiding person.

We want each resident to feel at home, safe, and comfortable at The Parks. The rules below are written to assure this feeling.

Rent

The Best Way To Pay

The best way to pay your lot rent is with the Tenant Web Access (TWA) system. It's free and sends your money directly from your account to ours. On the Tenant Web Access you can view all your account information at any time. Select TWA on the top of the home page on The Parks website.

Other Ways to Pay

Pay by Credit Card

Paying with credit card is also available on the Tenant Web Access system. **It is not free.** If you chose to pay with your credit card there is a convenience fee that you pay at the time of payment.

Pay by Check

This is the old way but is still OK.

The lease payment and the water bill can be sent with only one check or money order.

Send all payments to:

THE PARKS
P.O. Box 270959
Flower Mound, TX 75027

Payment Schedule

- 1st Rent is due plus water/sewer and trash pickup.
6th \$ 25.00 late fee
15th \$ 25.00 late fee and Delinquent letter sent to Mortgage Company and resident receives three day notice of eviction.

*\$25.00 Service Charge on All Returned Checks
Post mark date will be used as the date received*

Vehicles

- Motorcycles are prohibited except for the purpose of entry and exit
- No go-carts
- No vehicles without current license plates
- No non-operating vehicles
- All vehicles will park in provided space on lot. No cars are allowed off the pavement. Vehicles will be towed at owner's expense.
- No overnight parking in the street. Vehicles will be towed.
- Residents allowed only two vehicles in the Park (a third vehicle is allowed only if your concrete parking pad is 30 feet wide.)
- No excessive oil dripping on the drive
- No maintenance allowed.
- No vehicles shall exceed 10 MPH
- No boats, campers, RV's allowed to be kept in the Park

Lot Maintenance

- Lawn must be kept mowed, edged, watered, and fertilized. Lawns will be checked each Tuesday. Any lawn with tall grass will be mowed by the community and charged to your account.
- No trash or storage outside of home or shed
- All trees are a privilege of the resident and the Park is not responsible for trimming or damage caused by trees.

- All plants and trees are permanent fixtures of the Park and shall not be removed
- Only one storage shed is allowed. The maximum size 12x16, must be in good condition
- Yard clean of toys & debris before each night

Utilities

The Town of Flower Mound supplies the water at The Parks. The Parks owns all lines and meters within The Parks. If you have any questions or problems with water, call The Parks, do not call The Town of Flower Mound.

- Water usage will be charged to residents at the actual cost as charged to The Parks by The Town of Flower Mound. The water bills are displayed on the TWA system and will be due on the first of each month.
- **If you send a check it is OK to send one check for the water and the rent together.**
- There are no deposits required for water utility
- A water back flow valve is required on all homes
- All utility hookups to the meter & installation cost are the responsibility of the resident. All new electrical hookups will be under ground hookups.
- The Parks is only responsible for the utilities up to the meter.
- Any utility cost incurred by The Parks caused by resident negligence due to frozen pipes, stopped up sewer, or any other cause will be charged to the resident
- The Parks is not responsible for failure, default, improper act or admission by any utility supplying services

Trash

- All garbage will be placed in the Container with lid closed
- No restricted items shall be put in the container. (paint, batteries, etc.)
- Only household trash accepted.

- The Container will be kept out of view behind your porch or behind the home.
- **On trash day (Tuesday) place the container on your parking pad, not on the grass.**
- **Also on Tuesday you can dispose of Brush and Bulk Items. Please see the Town of Flower Mound website for a list of restrictions.**

Lot Usage

- Mobile home lots (spaces) are non-transferable. **No resident shall rent or sub-let his/her mobile home. All homes will be owner occupied.**
- Residents have the right to sell their homes within The Parks, and the prospective purchaser may become a resident of The Parks. **However**, the prospective purchaser must sign the Contract and be approved by the management prior to the purchase.

Home & Accessories

- Keep your home in good condition
- Professionally skirted
- All painted to match with approval color (re-paint color must be approved)
- No foil or back coverings in windows.
- Windows properly curtained or shades in good condition.
- No fences

Outside Improvements

- All outside improvements shall be approved by The Parks (carport, porches, awnings, sheds). Prepare two copies of plans for improvement. The Parks manager will sign both copies and return one to you when approved.
- All construction will require a building permit from the city.
- All carports will be metal construction. Carports will be flat in shape. No rounded sides.
- Deck – treated lumber or better, with minimum front porch area of 4x8' and the back porch a minimum of 4x4'

- All concrete additions shall be a minimum 4” thickness, factory mix (no saccrete) with 3/8 steel drilled and tied to existing concrete
- No outside antennas
- Only outdoor patio type furniture allowed outside home (no freezers, couches, washers, etc.)

Pets

- The Parks reserves the right to restrict both the number and types of pets allowed
- Only house pets will be allowed
- Each pet must be licensed and inoculated
- Pets are to be kept within the residents home except when the resident is walking the pet
- No dog house or dog runs allowed
- Excrement will be picked up immediately
- Pets that cause disturbances or annoy neighbors are not allowed to stay in The Parks.
- No pet can be tied up outside.
- No more than a total of two pets allowed
- No dangerous animals to include Pit Bulls, Doberman pinscher, and Chows.

Children & Guests

- The Parks shall approve guests staying beyond 14 days. Any person not listed on the application is considered a guest and may not stay in Parks for more than 14 days.
- Only one family shall occupy a home.
- Guests are entirely the responsibility of their host and must comply with the community regulations
- Children must be under adult supervision at all times

Proper Conduct

- It is the resident's responsibility to help keep The Parks a pleasant, safe, and desirable place to live
- Name calling, finger pointing, and disruptions to normal living conditions will not be allowed in The Parks
- If your family or friends affect the safety or comfort of others you will not be welcome in The Parks
- There are no illegal activities allowed
- All U.S., City and State laws will be enforced
- Unlawful acts will be grounds for removal from The Parks

Lot Size

- All lots are not the same size or shape.
- Most lots start 5 feet behind each home and end 5 feet behind the next home.
- Most front yards are square in shape and are measured from 5 feet behind the home straight to the main street.

Indemnification

Resident hereby agrees to indemnify and hold The Parks harmless for any injury or death to any person or damage to ANY property arising out of the use of The Parks by Resident, Resident's family, agents, employees, guests or invitees. The Parks shall not be liable to lessee for any families, guests or invitees. Resident agrees to pay The Parks for any damages caused by Resident, Resident's family, guests or invitees.

The Parks is not responsible for damage, injury or loss by accident, theft, fire, wind, flood or act of God, or any other cause whatsoever to either the property or persons of and resident or guest.

Management will not act as mediator in any disagreements or arguments, and if there is any questions as to whom the offenders are, the Management has the right to request that all parties involved leave The Parks.

Modification of Rules and Regulations

The management reserves the right to add or alter these rules and regulations as circumstances require, and as are necessary for the safety, care and cleanliness of the community, the peace and quiet, and convenience of all residents. Residents will observe and comply with all such rules. Management's failure to enforce these rules is not considered as a waiver of these rules and regulations. The provisions of these rules and regulations shall be severable; if any provision is held invalid or unenforceable by any court or law for any reason whatsoever, the remaining provisions shall not be affected and shall be in full force and effect. These rules will be enforced by the Management to insure the health, safety, welfare, comfort, peace, quiet, and convenience of each resident in the community. Any resident who violates these rules will be evicted from The Parks.

Resident acknowledged having read and understood all the stated rules and regulations, and agrees, by signing this statement, to comply with each. Resident is in full agreement with these rules and regulations as being an integral part of the Application of Residency and Security Deposit Agreement; **resident acknowledges receipt of a copy of these rules and regulations** for residence's personal records. Resident acknowledges that violation, infractions, breach of default of these rules and regulations, will be grounds for immediate terminations of resident's tenancy and tenant will be evicted from The Parks upon 3 (three) days notice of such violation, infraction, breach or default given by Management.