

The Shores Telephone

Directory Mark Holmes (On Site Manager)940-381-0849

Debra Holmes (On Site Manager).....940-381-0849

Marshall Warren (Owner)214-415-0211

Brooke Modene (Asst. & Book Keeper)..... 972-514-9162

Fire Department, Police911

Denton Regional Hospital..... 940-384-3535

CSWR-Texas Utility Operating Co. (water).... 903-429-3008

www: CSWRtexaswateruoc.com

TXU Electric..... 1-800-242-9113

Atlas Energy (Gas)..... 1-800-460-3030

Power to Choose (Pick your own power provider)...1-866-797-4839

Frontier Communication.....1-800-921-8801

Spectrum.....1-855-712-5074

Garbage Pick-up Frontier Waste Solution...940-222-1186

Denton County Animal Control.....940-349-1600 ext. 9

Your Property Address:
Your Name
Your Lot Number
5200 Lake Shore Lane
Denton, TX 76208

General

The Shores is a residential neighborhood for those age 55 and older. We have 61 home lots along a 1/2 mile of shoreline on Lake Lewisville.

The Managers are Mark and Debra Holmes in Lot 49 and they will be happy to help you. The owner is Marshall Warren. If you have any questions, problems or suggestions while living at The Shores, please feel free to call him at 214-415-0211. Brooke Modene is Marshalls' assistant and the Book Keeper.

The residents of The Shores have made a large investment in their homes and their futures by choosing to live at The Shores. The rules of The Shores are strictly enforced to protect your investment. The rules are easy to follow. Keep these ideas in mind

- Keep your lot clean and your home in good repair
- Respect the rights of others
- Pay your rent on time
- Adults Only
- All new tenants/adults (18 and older) residing in the home must pass a background check. This does include new live-in residents.

Most of the other rules to The Shores pertain to moving in or out, or building something. All we ask is that you act like a normal, respectful, law abiding person. If you find that your family cannot act in this manner, you are not welcome at The Shores.

The Shores is a water front community.

The Shores does not provide a lifeguard or any safety equipment along the lake. This is Army Corp of Engineers Property.

Please be very care if you walk near the water.

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

Moving In or Out

If you need to move from The Shores we want you to know that we will miss you. Most people have lived here for many years and only move because of a life change. Houses are normally easy to sell here. Here are things to help you.

Please notify management if you home is on the market. All new tenants need to complete an application and background check before they can move into The Shores. Your home will sell for the highest price if it is fixed up to a like new condition. If you decide not to fix it up and leave that fix up job to the new homeowners, please tell them that it is a requirement when a home sells that it must be returned to a like new condition.

This means that the yard must be cleaned and the trees and bushes trimmed. The Home needs to have a good paint finish with all deteriorated wood replaced. The decks must be in good shape and the skirting in good shape. This will keep up the home values and beauty at The Shores.

If you're moving into The Shores, then Welcome. We hope you will call The Shores your home for decades.

First give us your email address and we will send you an application and a link for your background check. When you send in the forms it will automatically go into our computer software that we use for safely storing your contact information. It's easy and the software system helps in the future with text, emails and payments.

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 Shores 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. We do not control this fee.

Pay by Check - This is the old way but is still OK. Please pay all rent with check or money order. Make payable to: The Shores.

Send all payments to:

The Shores
P.O. Box 270959
Flower Mound, Texas 75027

Payment Schedule

1st Rent is due.

6th \$25.00 late fee.

15th Additional \$25.00 late fee and the eviction process starts.

Delinquent letter sent to Mortgage Company and resident receives notice of pending eviction.

18th Eviction suit filed with precinct court.

****\$25.00 Service Charge on All Returned Checks**

Post mark date will be used as the date received.

Vehicles

- No vehicles shall exceed 10 MPH.
- No go-carts.
- No vehicles without current license plates.
- All vehicles must be in running condition.
- All vehicles will park in the provided space on your lot. No cars are allowed off the pavement.
- No overnight parking in the street.
- Residents allowed only two vehicles at The Shores.
- No excessive oil dripping on the drive.
- No maintenance in lots on cars allowed i.e, cars on blocks, jacks or in parts on lots.
- No boats, campers, RV's, or Trailers allowed to be kept in The Shores.

Lot Maintenance

- Lawn must be kept mowed, edged, watered, and fertilized.
- No trash or storage outside of home or shed.
- No burn barrels or burning of leaves.
- All trees are a privilege of the resident and The Shores is not responsible for trimming or damage caused by trees.
- All plants and trees are permanent fixtures of The Shores and shall not be removed.
- Lots will be checked each Tuesday. If the lot is not kept mowed edged and clean The Shores will complete the work and charge the resident.
- Keep the yard clean of unapproved items before each night.

Utilities

- The water system and sewer system is operated by CSWR-Texas Utility Operating Company.
- Water and sewer are paid directly to CSWR.
- The providing utility is responsible for the water or electricity up to the meter.
- The homeowner is responsible for the utility from the meter to the home.
- A water back flow valve is required on all homes.

- All utility hookup and installation are the responsibility of the resident.
- The Shores is not responsible for failure, default, improper act or admission by any utility supplying services.

Trash

- At this time the solid waste disposal company at The Shores is Frontier Waste Solution. Their phone number is listed on the telephone directory listed above.
- Leaves are to be bagged and put out for trash, not disposed of on Army Corp of Engineers Property- this is against the law. It is considered illegal dumping on government owned property and prohibited under Title 36, Part 327.9 (b). Bringing garbage, trash, etc., onto project areas carries a fine of at least \$100. This includes the blowing of leaves onto Corp of Engineers property.

You can bag leaves and call for additional trash pickup on regularly scheduled days.

- Each homeowner will contract with the company for trash pickup.
- There is a monthly service charge for the 95 gallon container picked up once per week.
- All garbage will be place in the container with lid closed.
- No restricted items shall be put in dumpster (paint, batteries, etc.).
- Only household trash accepted (no large items).
- If you have bulky items please call Frontier and schedule pickup for leaves and large items.
- Please see the specific company website for restrictions.

**** There is no burning of trash or leaves allowed in the park.**

Lot Usage

- Mobile home lots (spaces) are for residential use only and 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 Shores, and prospective purchaser may become a resident of The Shores. *However, the prospective

purchaser must complete an application, background check, rules and regulations, and be approved by the management prior to the purchase.

Home and Accessories

- Keep your home in good condition.
- Professionally skirted.
- All painted to match with approval color (re-paint color must be approved).
- No foil in windows. All windows must be properly covered.
- No fences are allowed.
- All homes must have a cement walkway from the parking pad to the home.

Outside Improvements

- All outside improvements shall be approved by The Shores (carport, porches, awnings, sheds). Submit two plans for approval. Both will be signed by management and one return to the homeowner when approved.
- Deck – treated lumber or better, with minimum front porch of area of 4'x8' and the back porch a minimum of 4'x4' is required. Must be skirted to match the home.
- All carports shall be metal type. Shall be flat roof. No rounded sides.
- Only one storage shed allowed, maximum size 12'x16', must be in good condition. No unapproved metal sheds.
- All concrete additions shall be a minimum 4" thickness, factory mix (no saccrete) with 3/8 steel.
- Only outdoor patio type furniture allowed outside the home (no freezers, couches, washers.)

Pets

- The Shores reserves the right to restrict both the number and the types of pets allowed.
- Only house pets will be allowed.
- No chows, Doberman Pinchers, Pit Bulls, or Rottweilers.
- Each pet must be licensed and inoculated .

- Pets are to be kept within the residents home except when the resident is walking the pet.
- Excrement will be picked up immediately.
- Pets that cause disturbances or annoy neighbors are not allowed to stay in The Shores.
- No more than a total of two pets allowed.
- Pets may not be left outside unattended.
- Please do not feed stray animals.

Children and Guests

- The Shores shall approve guests staying beyond 14 days. Any person not listed on the application is considered a guest and may not stay in The Shore for more than 14 days.
- Guests are entirely the responsibility of their hosts and must comply with the community regulations
- No children are allowed to live in The Shores. They may visit for 14 day or less.
- Children must be under adult supervision at all times.

Proper Conduct

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

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 Shores.

Indemnification

Residents hereby agree to indemnify and hold The Shores harmless for any injury or death of any person or damage to any property arising out of the use of The Shores by Resident. Resident's family, agents, employees, guest or invitees. The Shores shall not be liable to lessee for families, guest, or invitees. Residents agree to pay The Shores for any damages caused by Residents, Resident's family, guest or invitees. The Shores is not responsible for the damage, injury or loss by theft, fire, wind, flood or act of God, or any other cause whatsoever to either the property or persons of and residents or guest.

Warning! The Shores is located on lake Lewisville- be very careful when near the lake, Drowning is possible. **Warning!**

All lots are located above the 537' line above sea level as required by the United States Corps of Engineers. The 537' line is 5' (five) above the emergency spillway height at Lake Lewisville. This means that in severe flooding cases at Lake Lewisville when the water is more than % feet above the emergency spillway height that water could approach some lots.

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 Shores.

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. Residence 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 regulation 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 effected and shall be in full force and effect. These rules will be enforced by the management to insure the health, safety, welfare, peace,

quiet, and convenience of each resident in the community. Any resident who violates these rules will be evicted from The Shores.

Residents acknowledged having read and understood all the stated rules and regulations as being an integral part of the Application of Residency. By signing the lease agreement the resident Acknowledges receipt of a copy of these rules and regulation for residence's personal records. Residents acknowledges that violation, infractions, breach of default of these rules and regulations, will be grounds for immediate termination of resident's tenancy and tenant will be evicted from The Shores upon 3 (three) days notice of such violation, infraction, breach or default given by Management.

Homeowner:_____

Date:_____

Representative/ Management _____

Date:_____