



PROPERTY RULES

OFFICE INFO

- The Oaks at Zephyrhills (The Oaks)
- Park Management: Dolretha & Willie Henderson, 866-490-6518
- Physical Address: 39442 County Rd. Zephyrhills, FL 33542
- Contact info: Office: 866-490-6518, Fax: 813-395-5176, Email: info@kongmg.com
- Office Hours: Monday – Friday, 9am to 5pm. By appointment only on weekends.
- Check-Out: During Office Hours



E: info@kongmg.com

O: 866.499.9026

GENERAL RULES

1. We are an age-restricted community 55 and older. All residents must meet the age restriction requirement. No children may live at The Oaks.
2. We are a drug free park. There are no drugs allowed in The Oaks.
3. Any and all illegal activities are not permitted in the park. Disorderly conduct, explicit language, loud disturbances, violence, verbal abuse, and/or disregard for park management's authority will **not** be tolerated. Prohibited acts will result in immediate eviction from The Oaks.
4. Quiet Hours: 10pm to 7am, Weekdays. 11pm to 7am, Weekends.
5. Speed Limit is 10 MPH or 16 km.
6. Guests are welcome, and overnight guests are permitted. An overnight guest is one who does not stay more than 7 nights in any calendar month. Overnight guests who stay 7 nights or more are considered potential tenants and must complete and pass the application process in order to remain in the unit. Additional fee will apply for each additional occupant per unit.
7. No peddling, soliciting, or commercial enterprises are allowed at the park.
8. Management must be notified immediately of any hazardous conditions which might inflict harm on people, property, and/or yourself.
9. Fireworks are prohibited at all times, including holidays.
10. Packages may be delivered to 39442 County Rd 54, Zephyrhills, FL 33542. Please pick up and sign for packages at the main office.
11. Outside storage will only be in your approved storage shed. Only one shed per unit.
12. All vehicle operators must have proof of license and insurance. Only two vehicles are allowed per unit.
13. Smoking is prohibited by Florida law in common areas, such as the clubhouse, pool, office, laundry room, and restrooms. Please do not dispose of cigarette butts on the ground. Please use proper receptacles located throughout the park for disposal of such items

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LEASING

1. Applications must be approved and initial payment (security deposit, pro rated rents, application fee, first month's rent, and last month's rent) must be paid prior to or on the move in date.
2. All RV units must be tied down properly for safety reasons. Non-compliance will result in an immediate eviction from The Oaks.
3. All RV owners must have the appropriate skirting around their units. Only approved skirting styles and colors may be used while residing at The Oaks. Consult with management for the approved list.
4. The durations of seasonal leases are 1 day to 5 months and 6+ months for long-term leases.
5. Rent plus electric charges are due on the 1st of every month while occupying a unit or lot at The Oaks. A late fee of \$50 will be applied to unpaid balances if payments are collected on or after the 5th of every month. Anyone who does not have rent paid on time, unless otherwise arranged, is subject to immediate eviction from The Oaks.
6. No subletting to, renting to, or cohabitating with anyone that is not on the current lease. Exceptions maybe granted for an additional fee.
7. If you are selling your unit, buyers must pass the application process, including a background check. NO EXCEPTIONS.
8. There will be no more than two people per lot/unit.
9. Residents will be notified prior to any rent increases. Management reserves the right to increase rents at their discretion.
10. Tenants are required to register at the main office upon first arrival and check out on the day of extended or final departure.
11. Site and unit must be kept clean and orderly.
12. All plants along the side, in the front, and in the back of unit will be kept in a respectable manner. Weeds growing along the side of units will not be permitted. All residents are required to keep their units clean and respect their neighbors.

PETS

1. Household pets under 25 pounds are allowed.
2. The Oaks will make reasonable accommodation to allow pets who serve as assistance animals, which includes animals who provide emotional support.
3. All pets must be on a leash when outside. No pets are not allowed to be outside unattended.
4. Pet owners must pick up pet droppings, bag them, and then put them in the trash. If resident does not clean up after pet, there will be a \$25 clean-up fee applied for each occurrence.
5. No dogs are allowed to bark continuously, whether you are home or away.

TENANT_____ LANDLORD _____



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TRASH

1. No littering. Please put all trash in the appropriate trash bin. Trash pick up is every Monday and Thursday by 8:00am. We encourage all park residents to recycle by using the recycling station located inside of the laundry facility.
2. NO DUMPING TRASH.
3. Trash may only be placed in the designated trash area.

COMMON AREAS

1. Laundry Facility: 24 hours
2. Restroom Hours: 8am to 9pm
3. Pool Hours: 8am until Dusk, Monday – Sunday
4. Community Building Hours: 8am to 9pm
5. Arrangements for the use of the community building (clubhouse) for community events must be made with management prior to use.

POOL RULES

1. No swimming during severe weather such as torrential rain, thunderstorms, hailstorms, and/or hurricane.
2. The pool and pool area are for the exclusive use of tenants. Tenants are permitted only two guests at the pool unless otherwise approved by Landlord. Tenants are solely responsible for the conduct of Tenant's guests.
3. No person under the age of eighteen (18) shall be permitted to use the pool unless accompanied and supervised by parent or guardian who is a tenant.
4. Showers must be taken prior to entering the pool. No person having any diseases of the eyes, ears, nose, throat, or skin, or any communicable disease shall be permitted in the pool. No person shall be permitted in the pool with bandages, diapers, open sores, or wounds.
5. No glass containers are permitted in the pool area. All trash shall be disposed of in trash bins.
6. No running, pushing, wrestling, shouting or unnecessary splashing shall be permitted in the pool area. All persons using the pool and pool area shall comply with the requests of management concerning matters of personal conduct in and about the pool and pool area. All persons using the pool and pool area must be courteous to others in the pool and pool area.
7. There is no lifeguard on duty at the pool and so the use of the pool is at the tenant's own risk. At all times, the tenants shall be solely responsible for the safety of themselves, tenant's guests, and children who use the pool at any time.
8. DIVING IS NOT ALLOWED AT ANY TIME.
9. Absolutely no animals are allowed in the pool area.
10. Proper swimwear must be worn while in the pool and in the pool area. Cut-offs, gym and casual shorts, and thongs are not allowed to be worn.

TENANT _____ LANDLORD _____



PET ADDENDUM

THIS AGREEMENT is attached to and made a part of the Residential Lease Agreement dated _____, by _____ ("Lessee") and _____ ("Lessor"), for the Property located at _____.

____ Tenant does not own a pet or pets. Pets do not reside at the property. Pets are prohibited without the permission of the property manager and/or landlord. A pet addendum must be completed, approved, and signed prior to a pet or pets residing in the property.

____ Tenant desires to keep a certain pet or pets on the property; they must seek approval by completing the Pet Addendum. The Pet Addendum, along with the permission of the property manager and/or landlord and pet fee, is required to grant such permission to the Tenant.

In exchange for this permission, the Tenant agrees as follows:

PET FEES AND DEPOSITS:

On or before the date the pet moves into the property, Lessee will pay the Lessor an additional pet deposit of \$ _____. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purpose. This increase in the security deposit is a non-refundable deposit, even if the lease ends early or the pet is removed. Any refund of the security deposit, including this increase, is governed by the lease terms.

Lessee, upon execution of this addendum, will pay Lessor \$ _____ as a one-time non-refundable payment.

PET RULES:

Lessee agrees as follows:

1. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet.
2. To comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pets.
3. To ensure not to create any conflict or disturbance with others and will not threaten any physical harm to anyone.
4. To keep required and suggested vaccinations current with veterinarian guidelines.
5. To confine any pet that is a dog or cat, when outside, by fences or on a leash under Lessee's control, and to confine any pet other than a dog or cat in appropriate cages at all times.

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6. To keep the pet under control at all times.
7. To promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks.
8. To keep the pet from damaging any property belonging to the Landlord or others.
9. To immediately pay for any injury, damage, loss, or expense caused by the pet. In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amounts due, but rather, the Tenant shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent or deposit paid in accordance with this pet addendum.
10. To hold the Landlord harmless from all liability arising from the Tenant's ownership or keeping of the pet, including but not limited to any liability resulting from the Landlord turning said pet over to local pet policing authorities should the pet be found unsupervised.
11. To control flea infestation, we will exterminate if necessary, and upon demand, in any and all areas affected with full cost to be paid by tenant.

ACCESS:

Tenant must remove or confine any pet at any time that pet is likely to limit or prohibit Lessor or other people's access to Premises as permitted by the lease.

IDENTIFICATION OF PET:

The permission granted in this Pet Addendum shall be limited to a certain pet named _____ and described as follows:

* Please attach a recent photo of the pet.

Type of Pet: _____

Breed: _____

Color: _____

Full-grown Weight: _____

Full-grown Height: _____

Age: _____

Sex: _____

Spayed or Neutered: ☐ Yes ☐ No Declawed: ☐ Yes ☐ No

TENANT _____ LANDLORD _____



KONG
MANAGEMENT
G R O U P



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DISCLOSURE CONCERNING PETS:

Is the Lessee aware of whether any pets described under this addendum has ever bitten or injured another person? ☐ Yes ☐ No

If yes, please explain

Is the Lessee aware of whether any pets described under this addendum has any propensity or predisposition to bite or injure someone? ☐ Yes ☐ No

If yes, please explain

Should the Tenant fail to comply with any part of this Pet Agreement, the Landlord reserves the right to revoke permission to keep the pet. In such event, the Tenant agrees to permanently remove the pet from the Property within 48 hours of receiving written notice thereof from the Landlord; failure to comply with shall be grounds for immediate termination of the Residential Lease Agreement.

Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury to individuals or property. Tenant is encouraged to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.

I ACCEPT FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY.

TENANT_____ LANDLORD _____



POOL/SPA/JACUZZI ADDENDUM AND RELEASE

Use of swimming pools, spas, and/or Jacuzzis can be a dangerous activity that can become life threatening. The home or unit you have rented has a Swimming Pool and/or Hot Tub/Jacuzzi, which includes the surrounding deck(s) and incidental portions of a Swimming Pool, Hot Tub/Jacuzzi (hereinafter referred to as "amenity" or "swimming pool and/or hot tub"). It is very important that you read and understand this Addendum before signing. Each of the following paragraphs apply and become a part of the Lease Agreement if initialed by both parties next to same:

MAINTENANCE:

Management is responsible for the general maintenance of the swimming pool and/or hot tub. However, tenants are responsible for keeping the swimming pool/hot tub and the area around these amenities free from glass, debris, and any other items that may cause damage. No pets of any kind are permitted in the swimming pool/hot tub at any time.

You must operate the swimming pool/hot tub in accordance with the manufacturer's instructions, any posted rules of use, and in a safe, responsible manner. If there is a maintenance issue with the swimming pool/hot tub, contact management immediately. You agree to refrain from making any repairs or adjustments to the swimming pool/hot tub equipment or to any of the electrical wiring for the pool equipment. Residents are not permitted to use pool chemicals.

Failure to keep the pool clean and free from other issues following an appropriate warning notice from the landlord may result in the hiring of an appropriate vendor by the landlord, and you will be liable for that cost.

Umbrellas and chair cushions are the responsibility of the tenant to properly secure and return to its closed position or storage.

SAFETY CONCERNS:

No lifeguard or other safety equipment is provided, and you use this amenity at your own risk. You are responsible for keeping all gates locked and the swimming pool/hot tub area secured at all times and for providing appropriate supervision of all tenants/occupants/guests. Contact management for help resolving these issues.

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OWNER ACCESS AND RESPONSIBILITY:

You agree to allow the landlord and/or their agent access at regular times during the lease to inspect/maintain/repair the pool equipment. The landlord remains liable for the major pool equipment, but you will be responsible for anything that is damaged due to your neglect and/or the actions of your occupants/guests.

LIMITATIONS:

You understand that the swimming pool and/or hot tub is strictly an amenity and that the use of this amenity is not guaranteed under the terms of the lease. Any interruption or non-availability of the use of the swimming pool/hot tub will not violate any terms of the lease.

RELEASE:

By signing this Addendum, you agree that you will use these amenities at your own risk. Your landlord is not responsible for any injuries sustained by you and/or your occupants or guests when using them. Additionally, by signing this Addendum, you hereby agree to hold/save the Landlord harmless and to defend the Landlord against any action whatsoever which results from any claim of injury relating to the use of the amenity, and you hereby agree to indemnify the landlord for any actions, demands, suits, lawsuits, matters, and/or claims resulting from injuries to you and/or your occupants or guests relating to the use of the amenity.

TENANT _____

SIGNATURE _____

DATE _____

LANDLORD _____

SIGNATURE _____

DATE _____

TENANT _____ LANDLORD _____