



The Grapevine Estates

## Policies

- Each residence is limited to 2 WORKING vehicles at a time. No inoperable vehicles. No major mechanic work allowed to be performed on the property.
- At no time may any vehicle block the road around the property.
- No storage of any combustible engines inside the house including: chainsaws, lawn mowers, or motorcycles.
- Residents are prohibited from using their unit as a place of business.
- All residents, guests, and visitors must not disturb other residents on the premises, or bordering neighbors of the community.
- NO SMOKING inside the residence, cigarette butts must be collected and disposed of responsibly. If cigarette butts are collected from the ground around your unit a \$50 fee will be charged for cleanup.
- Carports and porches must be kept neat and clean, must not be used for storage.
- Only lawn and patio furniture in good repair is allowed.
- No clotheslines. Clothes, towels, sheets may not be hung outside or over rails of units with decks or patios.
- No rekeying or adding of any locks on premises.



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- No signage, no colored porch light bulbs, no foil on windows, no blankets or flags covering windows should be visible from the outside.
- No Firearms, fireworks, BB guns, Air Soft guns, or archery equipment allowed to be discharged on the property.
- No cooking under carports, patios, or porches. BBQ grills and pits must be no closer than 15 feet from ANY structure, porch, carport, or vehicle when in use. CONSTANT supervision is required, when in use.
- NO accumulation of household trash or debris inside your residence, or outside your door. If trash or debris is collected from around your unit a \$35 fee will be charged for cleanup.
- No recreational vehicles: ATVs, Go Carts, etc, may be used on the property; storage of these vehicles must have management approval.
- No altercations with other residents will be tolerated. Should a dispute or questionable incident be observed call the Landlord 210-788-7374 or 210-846-2544.
- Guests may not bring pets or animals on the property.
- No painting of inside or outside walls.



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- No tree climbing.
- No dart boards allowed in or out of your unit.
- Allowed pets are a case by case basis.
- No waterbeds.
- Respect all other tenants' right to quiet enjoyment.
- No damage to property or home is allowed.

These rules were established in an effort to keep this community a comfortable place to live, for you and every resident at The Grapevine Estates. Rule compliance is solely discerned by Landlord's discretion. Failure to abide by any policy results in a penalty of automatic loss of deposit.

I, \_\_\_\_\_, have read and understood The Grapevine Estates Community Policies, and agree to comply. I also understand that any violation of these rules by me or my guests could cause the immediate termination of my lease.