



**Fairfield at Long Neck Community Homeowner's Association Lease Agreement**

Owner Name \_\_\_\_\_ P roperty Address \_\_\_\_\_

This Lease Agreement is made this \_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ by and between

("Landlord") \_\_\_\_\_ and ("Tenant") \_\_\_\_\_

Name of Rental Agency (if applicable) \_\_\_\_\_

Agent Name & Contact # \_\_\_\_\_

**TERMS OF AGREEMENT**

First day of term \_\_\_\_\_ 20 \_\_\_\_ Last day of term \_\_\_\_\_ 20 \_\_\_\_

LEASEHOLD ER NAME(S) (1) \_\_\_\_\_ PHONE # \_\_\_\_\_

(2) \_\_\_\_\_ PHONE# \_\_\_\_\_

**NAME(S) OF ALL OCCUPANTS AND AGE IF UNDER 18:**

1. \_\_\_\_\_ AGE: \_\_\_\_\_ 2. \_\_\_\_\_ AGE: \_\_\_\_\_

3. \_\_\_\_\_ AGE: \_\_\_\_\_ 4. \_\_\_\_\_ AGE: \_\_\_\_\_

5. \_\_\_\_\_ AGE: \_\_\_\_\_ 6.. \_\_\_\_\_ AGE: \_\_\_\_\_

**NUMBER OF LICENSED VEHICLES: \_\_\_\_\_**

VEHICLE #1, MAKE & MODEL \_\_\_\_\_ STATE & TAG # \_\_\_\_\_

VEHICLE # 2, MAKE & MODEL \_\_\_\_\_ STATE & TAG # \_\_\_\_\_

VEHICLE # 3, MAKE & MODEL \_\_\_\_\_ STATE & TAG # \_\_\_\_\_

VEHICLE # 4, MAKE & MODEL \_\_\_\_\_ STATE & TAG # \_\_\_\_\_

DO YOU OWN A GOLFCART: YES \_\_\_\_\_, TAG NUMBER \_\_\_\_\_ NO \_\_\_\_\_

**RULES GOVERNING USE OF RENTAL UNITS**

1. Maximum number of persons permitted per unit is six, (6) No more than one (1) person not related to the leaseholder may occupy the premises
2. All tenants and guests must comply with **Fairfield Parking Rules:**
  - A. On Street parking is prohibited and subject to immediate tow at vehicle owner expense.
  - B. Maximum number of parking spaces a unit can occupy is four (4); 2 in the garage, ONE (1) in driveway and ONE (1) in the parking lot
  - C. Parking of boats and trailers in driveways and lots is not permitted
  - D. Parking of commercial vehicles in driveways and lots is not permitted
4. No pets are allowed
5. Use of HOA swimming pool requires owner authorization and is subject to Fairfield at Long Neck Pool Rules and Regulations
6. Bikes, toys and patio furniture must be stored in the garage when not in use
7. Trash must be placed in the proper container, stored in the garage and placed curbside after 5 pm the evening before pick up and stored by evening the day of collection
8. Use of dumpster is provided for the sole use of owners
9. No loud car stereo, engines or mufflers is permitted
10. Speed limit within community shall not exceed 15mph
11. No amplified outdoor music
12. Quiet hours between 9 pm and 9 am
13. Gas and or charcoal grill are not permitted on decks or balconies. **Violations are subject to immediate remediation and fine as this is a Fire Marshall regulation.**

**Failure on the part of the homeowner to comply and/or respond to notice of violation will be subject to fines as follows:**

**First offense/notice, \$100, second offense/notice \$200, third offense/notice \$500.**

**PARKING VIOLATIONS ARE SUBJECT TO IMMEDIATE TOW**

Owner or rental agent will supply leaseholder a copy of the Fairfield at Long Neck Community Rules and Regulations in its entirety located on our website, [www.fairfieldatlongneck.com](http://www.fairfieldatlongneck.com) and will provide Council a signed and dated copy of this document acknowledging receipt prior to occupancy.

Leaseholder: \_\_\_\_\_ date: \_\_\_\_\_  
print name Signature

Homeowner \_\_\_\_\_ date: \_\_\_\_\_  
print name Signature

Rental Agent: \_\_\_\_\_ date: \_\_\_\_\_  
print name Signature

Should any of the information conveyed in these rules and regulations be in conflict to any information contained within the rental lease agreement, the information contained herein shall control. Thank you for your cooperation in responding to these questions.

**Please send completed copy to:**

**Fairfield Property Manager  
Patti Shaw  
26729 Chatham Lane  
Long Neck, DE 19966**

**Or electronically to:** [propertymanager@fairfieldatlongneckcondo.com](mailto:propertymanager@fairfieldatlongneckcondo.com)