



Fairfield at Long Neck Community Homeowner's Association Lease Agreement

Owner Name _____ Property 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__

LEASEHOLDER NAME(S)

(1) _____ PHONE # _____

(2) _____ PHONE# _____

EMAIL ADDRESS: _____

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 within Fairfield area strictly prohibited. This includes unit driveways.
4. **NO PETS ARE ALLOWED BY ANY TENANT**
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. No loud car stereo, engines or mufflers is permitted
9. Speed limit within community shall not exceed 15mph
10. No amplified outdoor music
11. Quiet hours between 9 pm and 9 am
12. 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

