

# TRAPNELL RIDGE COMMUNITY ASSOCIATION, INC.

## RENTAL APPLICATION

DATE: \_\_\_\_\_

### OWNER'S INFORMATION

ADDRESS OF RENTAL PROPERTY: \_\_\_\_\_

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

HOME PHONE NO.: \_\_\_\_\_

BUSINESS PHONE NO.: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

LENGTH OF RENTAL: \_\_\_\_\_ DATE OF RENTAL: \_\_\_\_\_

### APPLICANT'S INFORMATION

NAME: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB: \_\_\_\_\_ DL# \_\_\_\_\_ STATE: \_\_\_\_\_

PRESENT ADDRESS: \_\_\_\_\_ HOW LONG: \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ HOW LONG: \_\_\_\_\_

HOME PHONE \_\_\_\_\_ BUSINESS PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

NAME OF SPOUSE, IF ANY: \_\_\_\_\_

LIST ALL THE PERSONS WHO WILL OCCUPY YOUR HOME:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
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_____	_____	_____
_____	_____	_____
_____	_____	_____

### EMPLOYMENT INFORMATION

EMPLOYER: \_\_\_\_\_

EMPLOYER'S ADDRESS: \_\_\_\_\_

SUPERVISOR: \_\_\_\_\_ BUSINESS PHONE \_\_\_\_\_

HOW LONG ON PRESENT JOB: \_\_\_\_\_

### REFERENCE

TRAPNELL RIDGE COMMUNITY REFERENCE (Include name, address and phone numbers)

\_\_\_\_\_  
\_\_\_\_\_

PERSONAL REFERENCES

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DO YOU INTEND TO OPERATE A BUSINESS FROM HOME? \_\_\_\_\_

IF SO, WHAT KIND? \_\_\_\_\_

DO YOU OWN A COMMERCIAL VEHICLE? \_\_\_\_\_ DESCRIBE: \_\_\_\_\_

DO YOU OWN A RECREATIONAL VEHICLE? \_\_\_\_\_ DESCRIBE: \_\_\_\_\_

- All units are single-family residences.
- RV's, commercial vehicles, boats, etc... are NOT allowed on the premises.
- Trapnell Ridge Community Association is a Deed Restricted Community.
- All lease Agreements shall be in writing
- All Lease Agreements, together with an application signed by both the Owner and Tenant, in a form approved by the Association, shall be submitted to the Association at least seven (7) days prior to commencement of the lease term.
- The Owner shall pay the lease application fee of \$50.00 as prescribed by the Association. Lease application fees may be increased from time to time.
- The Owner shall conduct a background check on each prospective tenant at such Owner's cost and expense and at the request of the Association shall provide such background check to Association.
- No Lease Agreement may be for a term of less than one (1) year.
- No home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship.
- The Tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association.
- Each Lease Agreement shall contain a uniform attachment designating the Association's duly authorized officers as the Owner's attorney-in-fact for the purpose of and with the authority to terminate any such Lease Agreement in the event of violations by the tenant of any covenant; provided, however, the Association first shall give the Owner notice of such violations and opportunity to terminate such Lease Agreement within ten (10) days of such notice by Association.
- All Lease Agreements shall require the home to be used solely as a private single family residence.
- Each Lease Agreement shall contain a Uniformed Lease Exhibit incorporating provisions that require the tenant(s) to abide by the Declaration and Bylaws, Rules and Regulations of the Association which governs the Home. The Uniform Lease Exhibit shall contain other provisions deemed necessary by the Board of Directors from time to time. Failure to incorporate such Uniform Lease Exhibit into the terms of any lease shall cause such lease to be void.
- No more than three persons shall be permitted in a two bedroom home.
- No more than four persons shall be permitted in a three bedroom home.



**TRAPNELL RIDGE COMMUNITY ASSOCIATION, INC.**  
**UNIFORM LEASE EXHIBIT**

This addendum (the "Addendum") to that certain Lease dated \_\_\_\_\_, 20\_\_\_\_, (The "Agreement") by and between \_\_\_\_\_ ("Lessor") and \_\_\_\_\_ ("Lessee") is made and entered into by the Lessor and Lessee as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSETH:**

WHEREAS, the parties have heretofore executed the Lease; and

WHEREAS, the parties desire to add to the provisions of the Lease as hereinafter set forth;

NOW, THEREFORE, in consideration of the sum of ten dollars (\$10.00), the mutual covenants herein exchanged, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby recite and agree as follows:

1. Recitals. The statements contained in the recitals of fact set forth above are true and correct, and are, by this reference, made a part of this Addendum.
2. Compliance with Community Documents. Lessee hereby acknowledges that the leased premises are subject to the restrictive covenants enforced by Trapnell Ridge Community Association, Inc. (the "Association"). Lessee hereby agrees to comply with and abide by all of the provisions of the Declaration of Covenants, Conditions and Restrictions of Trapnell Ridge Community Association, Inc.
3. Association as Lessor's Attorney-in-Fact. In order to facilitate the Association's duty to maintain a community of congenial residents and occupants of the Units and to protect the value of the Units and further continuous harmonious development of the community, the lessor constitutes and appoints the Association as its true and lawful attorney-in-fact with the full power of substitution to: (1) evict Lessee for any violation of the Community Documents; provided, however, Lessee shall be entitled to cure any violation by the means provided in the Community Documents; (2) to employ such attorneys, agents, or professionals as shall be required for such purposes; (3) to collect, settle or compromise all outstanding payments due from Lessee in connection with leased premises; (4) to prosecute and defend all actions or proceedings in connection with the leased premises and the eviction of the Lessee; and (5) to do every act with Lessor might do in its own behalf to fulfill its obligations under the Community Documents. Lessor and Lessee hereby agree and acknowledge that this power of attorney, which shall be deemed a power coupled with an interest, cannot be revoked.
4. Injunctive Relief. Lessee and Lessor agree that money damages would not be sufficient remedy for any breach of the Lease or violation of the Community Document and that, in addition to all other remedies, the Association shall be entitled to injunctive or other equitable relief as a remedy for any such violation of the Community Documents. The lessor agrees to assign to the Association any and all of its rights which the Association may deem necessary to obtain such injunctive relief upon written demand by the Association, and the Lessee hereby

agrees to consent to such assignment. Lessor hereby agrees that in the event that it shall become necessary for the Association to cause the Lessee to be removed from the leased premises by initiation an action for injunctive relief against the Lessor, the Lessor shall be responsible for all costs, charges and expenses of the Association in connection with such action, which shall e added to an become part of the assessment (as that term is defined in the Declaration) against that Lessor’s home secured by a lien upon the property against which such assessment is made I accordance with Article 12.24.1 through 12.24.5 of the Declaration.

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year first above written.

“Lessor”

\_\_\_\_\_  
Witness  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

“Lessee”

\_\_\_\_\_  
Witness  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name