



Twin Harbors Property Owners Association, Inc.

DOC #
1732274 Valleyview Drive
Onalaska, Texas 77360
(936) 646-2242info@twinharborslakelivingston.com

THPOA LEASE FOR TRAILER AND RV PARKING SPACE

This is a lease agreement between the Twin Harbors Property Owners Association (hereinafter called THPOA) and _____, a Twin Harbors property owner (hereinafter called Lessee), for one or more parking spaces in the Twin Harbors Subdivision in Onalaska, Texas. The property owner must be current with all fees and assessments to be eligible to lease this (these) space(s).

I agree that leasing a parking space, or spaces, is a privilege granted on a first-come-first-served basis and is cancelable by either party with a 30-day notice. In return for the right to use a designated parking space (or spaces), I agree to pay THPOA \$100 per annum per storage space rented (designated as #_____). This fee will be prorated upon signing of the lease, but will not be prorated or refunded upon its termination. The normal lease term will be from September 1 through August 31 of the following year. This lease will automatically renew each year unless terminated by either party with a 30-day notice prior to the expiration of the lease; renewal will be at the then-current rate(s) as approved by the THPOA board. In the event I lease my residential property to a third party, I agree to still be responsible for the parking space and fees and adherence to the terms herein. I further agree that I will only store my boat or utility trailer or RV (hereinafter called vehicle) in this space, but I may store related equipment on said vehicle. I agree to abide by all rules and regulations promulgated by the THPOA board regarding such leased storage space(s).

I, lessee, agree to pay the THPOA a \$100.00 deposit with the signed lease plus any amount required to cover the lease cost until the end of the current lease period. I understand that upon the termination of the lease, or subsequent lease renewals, this deposit will be fully refunded provided I have removed my vehicle and all fees due the THPOA are paid current.

I agree to hold THPOA harmless for any consequences as a result of the storage of my vehicle and any of my property in or on the vehicle.

I agree the vehicle will be kept properly titled with current registration and I will cover any unsightly load on the vehicle in a presentable and workmanlike manner. I agree to keep the vehicle in a road-worthy condition at all times and any conveyance stored on the vehicle will also be kept in serviceable condition.

I understand that an invoice will be sent annually advising the rent which will become due on the first day of September. If rent is not received within 30 days of the due date or if any of the terms of the lease are violated, I will be sent a warning letter and I will then have 45 days from the date of the letter to correct the situation; failure to do so, or to show good faith efforts to do so, will result in suspension of THPOA privileges and initiation of actions to have my vehicle removed at my expense. Any funds recovered from the disposition of the vehicle will be used to cover the THPOA's expenses and inconvenience.

Any vehicle occupying a space without a duly executed lease is considered a trespassing vehicle and actions will be taken to remove that vehicle at the owner's (if known) expense as described above.

I acknowledge that THPOA does not carry any insurance which in any way covers any loss whatsoever that I may have or claim by renting the storage space(s). All property stored in the storage space(s) shall be a my sole risk and I hold THPOA harmless from any and all claims arising as a result of my leasing of such space(s).

RULES AND REGULATIONS FOR THPOA TRAILER AND RV STORAGE

1. Spaces are leased on an annual basis for storage of Twin Harbors' residents', or their tenants', personally owned trailers or RV's (hereinafter called vehicles). The lessees must be current on all of their THPOA fees to be eligible to rent. There are a limited number of spaces and they will be leased on a first-come-first-served basis to eligible Twin Harbors residents.
2. These are leased on an annual basis from September 1st through August 31st of the following year.
3. All vehicles shall be in a street legal and roadworthy condition with current Texas registration.
4. Any trailer with an unsightly load must keep the load neatly and completely covered in a workmanlike manner.
5. If rent is delayed more than 30 days or any item above is violated, a warning letter will be sent to the property owner and all THPOA privileges will be suspended.
6. Tenant then has 45 days to remedy the condition or THPOA may initiate legal actions to have the vehicle removed at the tenant's expense.
7. Any amounts recovered from the disposition of the vehicle will be used to cover the THPOA's expenses and inconvenience.
8. Any remuneration the THPOA receives from the sale of such vehicle in excess of the past due leasing fees and legal expenses shall remain the property of the THPOA to cover any indirect undefined expenses incurred as a result of the need to take legal actions.
9. Lease charges will be \$100 per annum.
10. We reserve the right to move and store any item without an executed lease or is delinquent on lease payments by 90 days. Late charges will be applied every 30 days until paid in full at which time the property will be released.

Description of property being stored: _____

License Plate # _____

Printed Name

Signature

Date

TDL #

Expiration Date

Copy Needed

THPOA Processor

DATE

Assigned Space #

This document was duly adopted by majority vote of the Board of Directors of Twin Harbors Property Owners' Association on the 12 day of February 2022.



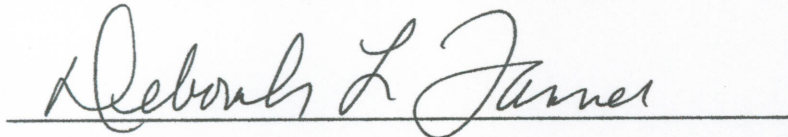
Barbara Dickens

Twin Harbors Property Owners' Association President

STATE OF TEXAS*

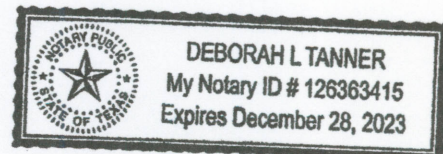
COUNTY OF POLK

This instrument was acknowledged before me on the 12 day of February 2022 by Barbara Dickens on behalf of the Twin Harbors Property Owners' Association, Inc., a Texas non-profit corporation on behalf of said corporation.



Deborah L. Tanner

NOTARY PUBLIC, STATE OF TEXAS



POLK COUNTY RECORDING STAMP:

FILED FOR RECORD

Feb 14 2022 10:11:34

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Feb 14, 2022