

**HIGHLAND HAVEN PROPERTY OWNERS ASSOCIATION  
510 A HIGHLAND DRIVE  
HIGHLAND HAVEN, TEXAS 78654**

**RENTAL AGREEMENT FOR STORAGE SHED # \_\_\_\_\_**

**A. PROPERTY OWNER: Highland Haven Property Owners Association, Inc. (HHPOA)**

**B. QUALIFIED RENTER;**

1. HHPOA member with rental on an annual basis.
2. Long term renter (6 months or longer) of a Highland Haven residence. Storage Shed rented on a month to month basis depending on availability.
3. Nobles Addition property owner only on a space available month to month basis.

**C. RESTRICTIONS:**

1. Storage Shed is restricted to named member's use. The shed is not to be used by other persons.
2. This unit may not be transferred to a third party. Renter will not allow use of the unit by any other party.
3. Storage of flammable materials such as fertilizer, chemicals, paint, explosives, and ammunition is strictly prohibited.
4. The storage of such items as trash, junk, and garbage is strictly prohibited.
5. Renter will not make any alterations to the storage shed. For example, drilling holes in the walls in order to mount shelves strictly prohibited. Any shelving must be free standing.

**D. CONDITIONS.**

1. Renter shall indemnify and save HHPOA, its successors, elected officers, agents, employees and representatives harmless from any and all claims, demands, action, costs and charges to which HHPOA may become subject and which HHPOA may have to pay by reason of any injury to any person or property or loss of life or property except those resulting solely from acts of negligence of HHPOA.
2. The HHPOA Board of Directors is the sole judge in determining whether or not any restrictions have been violated.
3. Renter is responsible for insurance of contents in units.
4. **A one-time clean-up and maintenance deposit of \$25.00 is required of all renters at the time of the initial rental.**
5. If, in the opinion of the Board of Directors, a renter has violated one of more restrictions(s), this agreement becomes immediately null and void. The renter must remove the contents of the shed and forfeit the remaining, unused portions, of the annual fee as well as the deposit.
6. Any renter of a storage shed who disposes of his/her residential property must vacate his/her unit within 10 days of closing and notify the Board of Directors. Failure to do so will result in the disposal of property in accordance with Chapter 59 of the Texas Property Code. The contents of the storage shed may be sold by Board of Directors.

**ANNUAL FEES: PLEASE MAKE CHECKS PAYABLE TO HHPOA.**

Storage Sheds # 1 thru 15                               \$240 per year (\$20 per month)

**NOTES:**

1. Annual rental fee will cover the period from January 1 through December 31.
2. Annual rents due by January 1. Notices will be mailed to current renters contact address 30 days prior to payment due date. A late fee of \$25.00 will be assessed on payments received after January 1st. If payment not received by February 1, property will be removed at owners expense and space reassigned.
3. Rentals of less than one year will be prorated to December 31.
4. Refunds are based on prorated use. No refund for final month if the unit is used for 10 days or more that month.

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**THIS WRITTEN AGREEMENT CONTAINS THE ENTIRE AGREEMENT OF BOTH PARTIES  
NO ORAL AGREEMENTS OR REPRESENTATIONS HAVE BEEN MADE.**

Signed this the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Renter's Signature

\_\_\_\_\_  
HHPOA Officer Signature

Renter's Name (Please print) \_\_\_\_\_

Highland Haven Address \_\_\_\_\_ Telephone # \_\_\_\_\_

Mailing Address if other than above \_\_\_\_\_

Telephone # if other than above \_\_\_\_\_ Email: \_\_\_\_\_

RECORD OF PAYMENTS:

PERIOD	FEE	CHECK #	DATE	REMARKS
One-Time Deposit	<u>\$25.00</u>	_____	_____	_____
01/01/___ - 12/31/___	_____	_____	_____	_____
01/01/___ - 12/31/___	_____	_____	_____	_____
01/01/___ - 12/31/___	_____	_____	_____	_____
01/01/___ - 12/31/___	_____	_____	_____	_____
REFUND: DATE _____	AMOUNT _____	CHECK# _____	Initial of HHPOA Officer _____	