

**Policy # 26: Leasing of Town Homes and Resale Information****Leasing:**

- The HOA recommends that all town homeowners use the latest Texas Apartment Association (TAA) town home lease forms when leasing their town homes.
- Owners must provide the HOA with all current contact information for each of their tenants.
- At the time of leasing, the town home owner must provide a copy of the HOA's Polices and Procedures to their tenants.
- Town home owners are responsible for the conduct of their tenants and their guests.
- All leases should be in writing and are subject to the provisions of the Declaration of Covenants, Restrictions, and By-Laws and HOA Policies and Procedures.
- Each owner of a leased town home is required to have and maintain battery or A/C electric smoke detector(s) in the town home in accordance with State Law.
- Owners are required to comply with all state laws and county/city ordinances related to the leasing of their property, e.g., security devices.
- The Association shall the right to evict any tenant violating any of the governing documents. The owner of the unit will be responsible for all costs and attorneys fees related to the eviction.

**Resale:**

- An owner may not sell his property without all monies due to the HOA being paid in full. Should an owner sell or transfer the lot (commonly referred to as a town home) without paying such monies, the seller and buyer shall be jointly and severly liable for all monies owed to the Homeowner's Association prior to the sate of sale. If an owner sells or transfers ownership of a town home and fails to notify the HOA of the sale, the seller and buyer shall be jointly and severly liable for the assessments accruing after the date of the sale or transfer until such time as the seller notifies the HOA in writing of the name and address of the new owner. This policy shall not affect the Associations lien against the unit for payment.
- Alliance Association Management Company will provide the following for a fee: resale certificates, copies of recorded documents, community policies, and copies of accounting records.

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