

**TENANT INFORMATION FORM**

Please complete this form only if this is rental property

**Owner must complete a new form upon any change of tenancy or lease renewal**

Please complete the following form and return to:

wstuart@assuredmanagement.com

Assured Association Management, Inc., 2500 Legacy Drive, Suite 220, Frisco, TX 75034

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

HOMEOWNER ADDRESS: \_\_\_\_\_

HOMEOWNER MAILING ADDRESS (if different from above):

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

**HOMEOWNER CONTACT INFORMATION:**

HOME: \_\_\_\_\_

WORK: \_\_\_\_\_

CELL: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**RENTER CONTACT INFORMATION:**

RENTER NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

RENTER NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

RENTER NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

RENTER NAME: \_\_\_\_\_ DOB: \_\_\_\_\_ DL#: \_\_\_\_\_

HOME: \_\_\_\_\_ CELL: \_\_\_\_\_

WORK: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PET NAME: \_\_\_\_\_ BREED: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

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**VEHICLES:**

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

LEASE TERM (Dates): \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Homeowner Signature: \_\_\_\_\_  
\_\_\_\_\_

Tenant Signature: \_\_\_\_\_  
\_\_\_\_\_

**VILLAS OF WESTRIDGE  
WAIVER FOR POOL USAGE AND VEHICLE REGISTRATION**

Date: \_\_\_\_\_ Villa #: \_\_\_\_\_

Card access #: ( 1 ): \_\_\_\_\_

# Members in Household \_\_\_\_\_

Check if above listed is Tenant

Vehicle #1 Info:      Make \_\_\_\_\_ Model \_\_\_\_\_  
License Plate # \_\_\_\_\_ Visitor Tag # \_\_\_\_\_

Vehicle #2 Info:      Make \_\_\_\_\_ Model \_\_\_\_\_  
License Plate # \_\_\_\_\_ Visitor Tag # \_\_\_\_\_

Homeowner Email Address: \_\_\_\_\_

Homeowner Phone numbers: (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_  
(In case of emergencies)      (Cell) \_\_\_\_\_  
Tenant Phone Numbers:      (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_  
(If applicable)

**\*Please be advised that residents will not have an active pool card until assessments are made current.**

**RULES:**

1. Eating and drinking allowed only in patio area. No glass containers allowed within the pool fence enclosure.
2. No smoking within the pool fence enclosure.
3. No alcoholic beverages within the pool fence enclosure.
4. Children in the baby pool must have adult supervision at all times.
5. Babies must wear "swim diapers" when in the pool.
6. No animals of any kind are allowed inside the pool enclosure.
7. No rafts or other large floatation devices greater than 36" wide or 36" long allowed.
8. No diving allowed.
9. No running or rough housing.
10. Swim wear only allowed in the pool.
11. No one under 16 years of age permitted in the pool area without an adult 18 years or older.
12. Persons with infectious diseases should not use the pool.
13. No abusive language, loud music, or excessive noise.
14. No skates, skate boards, tricycles, bicycles, or other such devices are allowed inside the pool enclosure or around the entrance gate.
15. The Homeowners Association assumes no responsibility for personal injury to anyone resulting from use of the pool.
16. The Homeowners Association assumes no responsibility for the loss, theft, or damage to personal property or effects left in the pool area.
17. Do not place pool furniture on shallow ledges or in the pool at any time.

**VILLAS OF WESTRIDGE  
WAIVER FOR POOL USAGE**

- \* Pool access may be achieved through the gate only. If you would like to reserve the pool area, please contact Assured Management, Inc.. Please note that the pool will never be closed to the community for pool parties and pool parties are limited to ten (10) guests and must not interfere with the enjoyment of the pool area of the other residents.**

I/We also hereby acknowledge that members of our household or other invited guests will abide by any posted or published rules, procedures, or signs associated with the use of the Association's recreational facilities and that violations may result in suspension of pool privileges. I/We acknowledge that we may be held financially responsible for acts of malicious mischief or vandalism by members of our household or other invited guests that result in damage to the Association's equipment or facilities.

Each Member's residence is provided one access card at no cost. The access card will open the gate for entrance to the pool area unless the pool has been closed. Replacements for lost or abused cards will cost **\$20.00** each. From time to time, for security reasons, the access code may be changed and you may be asked to exchange your card or return your card for reprogramming. **If you sell your property, your assigned card must be transferred to the new homeowner at time of closing or you, the seller will be charged \$20.00 for replacement costs.**

\_\_\_\_\_  
Homeowner (Print Name)

\_\_\_\_\_  
Homeowner (Signature)

- Please check if applicable. Homeowner gives authorization to Tenant of above listed property to also sign for, and obtain pool access card / key / code. Tenant agrees to abide by all existing Pool / Community Rules, Regulations and Pool Usage Waiver. Any violations may result in suspension of privileges.

\_\_\_\_\_  
Tenant (Print Name)

\_\_\_\_\_  
Tenant (Signature)

**PLEASE RETURN THIS FORM TO:  
ASSURED MANAGEMENT, Inc.  
2500 Legacy Drive Suite 220  
Frisco, Texas 75034  
Office - 469-480-8000 Fax - 469-480-8080  
wstuart@assuredmanagement.com**

**Villas of Westridge  
Condominium Association of McKinney, Inc.  
Special Provisions Addendum**

**575 S. Virginia Hills Dr. # \_\_\_\_\_  
McKinney, TX 75070**

1. Tenant is aware that there is a 30 pound pet restriction and the pet(s) must be registered with the HOA every year.
2. Per the HOA guidelines, trucks, RV's, trailers, all-terrain vehicles, jet skis, boats or any vehicle the Board deems is unacceptable, are not allowed anywhere on the Villas of Westridge property. These items must be stored off site.
3. Tenant has received a copy of the Horsepower Roundup rules and is aware that there is no overnight parking allowed on the street.
4. Tenant is aware that the HOA maintains the yard.
5. Tenant has been provided a copy of the HOA rules and regulations or is aware that they can be viewed on the Villas of Westridge website at [www.villasofwrhoa.com](http://www.villasofwrhoa.com).
6. Tenant is aware that subletting is not allowed at all in the Villas of Westridge by the property management company or the tenant.
7. Month-to-month leases will not be permitted on new leases or renewals. Any extension of a lease will not be approved by the Board of Directors. All new leases and renewals must be for a minimum term of twelve (12) months.
8. The HOA has the right to collect rents from a tenant of an owner who is at least 60 days' delinquent in the payment of any amount due to the association.

\_\_\_\_\_  
Homeowner (Signature)

\_\_\_\_\_  
Homeowner (Print Name)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant (Signature)

\_\_\_\_\_  
Tenant (Print Name)

\_\_\_\_\_  
Date

**The Villas of Westridge  
Condominium Association of McKinney, Inc.**

**Pet Registration Form**

(This form must be completed and returned by all pet owners)

Date: \_\_\_\_\_ Unit #: \_\_\_\_\_ Are you a tenant in this unit?: Yes No

Number of Pets in unit: \_\_\_\_\_

Pet Owner's Name: \_\_\_\_\_

**(1) Pet Information:**

Pet's Name: \_\_\_\_\_ Type of Pet: \_\_\_\_\_

Age of pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight of pet: \_\_\_\_\_

Name of Veterinarian or facility used: \_\_\_\_\_

Date/Proof of Vaccination: \_\_\_\_\_ (Please provide copies) Rabies Tag #: \_\_\_\_\_

**(2) Pet Information:**

Pet's Name: \_\_\_\_\_ Type of Pet: \_\_\_\_\_

Age of pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight of pet: \_\_\_\_\_

Name of Veterinarian or facility used: \_\_\_\_\_

Date/Proof of Vaccination: \_\_\_\_\_ (Please provide copies) Rabies Tag #: \_\_\_\_\_

**"Section 11 (h). No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Townhome or in the Common Elements, except that dogs, cats or other normal household pets may be kept in Townhomes, but not more than two such pets per Townhome and no such pet may exceed thirty (30) pounds in weight. Housing such pets shall be subject to the Rules and Regulations adopted by the Board, and may not be kept, bred, or maintained for any commercial purpose. Any such pet causing or creating a nuisance or unreasonable disturbance shall, if such conduct continues after reasonable notice from the Board, be permanently removed from the Neighborhood upon ten (10) days written notice from the Board. Permission to maintain other types or additional numbers of household pets must be obtained in writing from the Board. Pets must be appropriately registered, licensed, vaccinated, properly tagged for identification, and meet any requirements of City and other local ordinances. Dogs shall be kept on a leash when outside the Townhome or appurtenant limited common element. It is the pet owner's responsibility to keep the Common Elements clean and free of pet debris and to pick up and properly dispose of their pet's waste wherever deposited. Any animal that in the judgment of the Board represents a hazard or annoyance, or risk to the Association Members must be removed within a proper time frame determined by the Board."**

By signing below you acknowledge that you understand and comply with The Villas of Westridge pet requirements and restrictions set forth in the governing documents.

\_\_\_\_\_  
Owner's Signature