

PANTHER TRACE TOWNHOMES

ASSOCIATION, INC.

TO: Tenants at Panther Trace Townhomes (Foxmoor Townhomes)

FROM: The Board of Directors

The community management company for Foxmoor Townhomes is McNeil Management Services, Inc. ("Management") located at 1463 Oakfield Drive, Suite 142, Brandon, FL 33511. Their physical address is PO Box 6235, Brandon, FL 33508-6004. Phone number is (813) 571-7100 and email address is management@mcneilmsi.com.

RESPONSIBILITIES OF THE TENANT: All tenants are responsible for adhering to the same deed restrictions as owners. All of the community's deed restrictions are located on the website at <https://foxmoortownhomes.com/>. Tenants are not permitted to make alterations to the exterior of the home. Please contact your landlord for assistance.

TENANT LEASE APPLICATION: Your landlord is required to submit a tenant lease application. If your landlord has not done so, please advise Management.

GARBAGE PICKUP: There are 5 dumpsters located throughout the community. All trash must be placed inside of a dumpster (not on the side or front of the container). This is not an apartment complex. There is no on-site management staff to clean up after residents. Tenants must discard of furniture properly at the local waste management facility or arrange for a service to pick up from your unit. Please report any dumpster issues to Management.

GATES: If you need a gate remote, please contact your landlord first. If your landlord directs you to contact Management, please call first for current pricing. If you receive a gate code, please keep all gate codes private. Visitors must be instructed to locate you thru the gate entry box. If you observe malfunctions with the gate, please contact Management. Please use caution when entering and exiting the gates.

LANDSCAPING MAINTENANCE: The community has engaged a landscaping maintenance company to maintain all landscaping within the community. Concerns regarding landscaping or irrigation should be directed to Management.

MAILBOX KEYS: A mailbox kiosk is located at the entry of the community. If you have not received a key to the mailbox or do not know your assigned mailbox number, please contact the Riverview Post Office at (813) 672-4562.

PARKING: Each unit is assigned one (1) marked parking space. All other unmarked parking spaces are provided on a first come, first serve basis. Please become familiar with the community's towing policy located on the website. All tenants must ensure that vehicles have current tags and registration.

PETS: No more than two (2) pets with a maximum adult weight of 25 pounds each are permitted. All pets are to be kept as indoor pets and are not permitted to roam outside. Tenant must adhere to the current leash laws as issued by Hillsborough County. Pit Bulls and Rottweilers are not permitted. There are pet waste stations located throughout the community. Please utilize a pet waste bag to remove pet waste from the grass and dispose of properly in a garbage can.

POOL/CABANA: If you need a pool card or restroom key, please contact your landlord first. If your landlord directs you to contact Management, please call first for current pricing. Tenants must abide by the pool rules posted in the pool area. Please do not prop open the pool gate, jump the fence, or ask to be admitted by others in the pool area.

WATER: The community has a master water meter. Owners of Foxmoor Townhomes share in paying the expense of the water bill. Please conserve water when possible. Vehicle washing in the community is PROHIBITED. Please contact management if you observe a pipe break or broken water line outside of the unit. If a pipe breaks inside of the unit, please contact your landlord.