

RULES AND REGULATIONS

1. Resident is responsible for the conduct of any family, friends, guests, and anyone Resident invites into the Premises or the common areas. Acts of family, friends, guests, and invitees in violation of this Lease Agreement may be deemed a default by Resident.
2. Landlord will make reasonable efforts as the law permits to stop neighbors from disturbing any Resident's peace. If Resident is seriously disturbed by the activities of another person, please call the police.
3. Common areas, sidewalks, entrances, lobbies, hallways, elevators or stairways of the building will not be used for any purpose other than entry and exit. Furniture, equipment or personal articles will not be placed or stored in any common areas, permanently or temporarily. Landlord may remove any such items at any time, at your expense, including any storage costs.
4. Vehicles:
 - a. No washing or repairing of vehicles will be allowed.
 - b. Cars and motorcycles are required to be parked in parking areas provided. Oversized vehicles, commercial vehicles, recreational vehicles, boats, trailers or other oversized vehicles may not be parked in the parking areas without Landlord's consent.
 - c. Landlord may remove any vehicle at the Resident's or vehicle owner's expense if it reasonably appears to Landlord that the vehicle is abandoned, inoperable, does not display an inspection sticker and/or license plates, or the inspection and/or registration is expired.
 - d. Repairs to vehicles are prohibited, except in cases of emergencies.
5. Resident (s) agree to keep the leased Premises clean and safe:
 - a. Resident (s) must maintain the leased Premises at a temperature adequate to prevent injury or damage to said Premises, appliances and water pipes therein. Landlord shall furnish light bulbs at the time possession is given, but Tenant (s) shall be responsible for replacement thereafter.
 - b. Resident may not hang bathing suits, brooms, mops, rugs, etc. on the balcony or patio or anywhere else outside the apartment.
 - c. Window screens shall not be removed except for cleaning and must be replaced immediately. Landlord shall not be responsible for the washing of any windows.
 - d. Drapes may be hung provided the mini or vertical blinds are left at the window. Drapes must have a white backing if mini or vertical blinds are not provided. In no event shall Resident be allowed to place tin foil, sheets, blankets, or any other color than white or alabaster blinds, or any other type of covering over the windows.
 - e. Resident (s) agree to refrain from displaying signs or other advertisements on the Premises, placing air-conditioning units in the windows, antennas on the roofs or walls or cooking in the basements, front yards, halls, stoops, porches, or balconies.
6. All equipment located in the Premises or in any common area will be used in a reasonable and careful manner. Equipment includes such things as toilets, sinks, electrical, plumbing, heating, ventilating, air conditioning, building access system, elevators, appliances or other facilities. If Resident, Resident's guests, or invitees use any equipment in a manner which causes damage to the equipment, Resident agrees to be responsible for the costs of repair or replacement. A Resident shall be responsible for any stoppage to plumbing that is confined to their unit and not attributable to a main line serving the building.
7. Holes will not be drilled in the Premises without Landlord's prior written consent, nor will any nails, hooks or screws be used on any floors, doors, windows, tubs, showers, appliances or fixtures in the Premises.
8. Nothing will be fastened to the floors, doors, windows, walls, appliances or fixtures in the Premises or the

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exterior walls or porches of the buildings.

9. Tenant (s) must control the volume of stereo's, TV's, and musical devices within their apartments and automobiles to the extent that they do not disturb other Residents. Noisy or disorderly conduct annoying or disturbing other Resident (s) will not be permitted.

10. **Locks shall not be changed or added without the written approval of the Landlord.** At the time the apartment is vacated, the lock will become the property of the Landlord and must remain with the apartment.

11. Items weighing more than we determine is reasonable for the floor loading of the Premises are not permitted. (No water beds, pool tables, etc)

12. There are coin operated laundry facilities located on the property. Please report machines, which are not operating properly to the office.

13. Do not place trash on the ground if a dumpster is full.

14. Residents are requested to notify the Management office if planning to be away for more than five days.

15. Resident will not store any highly combustible items (e.g. gasoline, fuel-fed space heaters, paints with or without oil bases, etc.) on the Premises.

16. Resident will keep the top of all water heaters near the vent pipe clear of all items.

17. Resident will not store items in utility (furnace) closets.

18. Resident, family, guests, and invitees will not cut flowers, shrubs, or pick or cut branches from trees on the grounds surrounding the building or planted areas of the property. No vegetable plots or flower gardens shall be planted or cultivated on the property without the written consent of the Landlord.

19. Active sports (baseball, football, badminton, etc.) are PROHIBITED on the grounds, walks, or lawns adjacent to the buildings.

Resident Signature

Resident Signature

Resident Signature

Resident Signature

Leasing Consultant

Pam Bailey- Property Manager