

RULES AND REGULATIONS

COOPERATION - The Rules and Regulations herein set forth have been prescribed in a sincere and friendly effort, to promote your comfort and security. Your cooperation will be appreciated.

1. **HOUSEHOLD PETS** - No dogs, cats or other animals will be permitted.
2. **NOISE** - Tenants, family and guests shall have due regard for the peace, comfort and enjoyment of other tenants. Musical instruments, radios, television sets, record players, etc., shall be played only during reasonable hours and at reasonable volume.
3. **WINDOWS & BALCONY** - Dustmops, rugs, tablecloths and clothing shall not be shaken, cleaned or left in any of the public areas or any window, door, deck or landing. Exterior window sills and ledges shall not be used for storage of bottles, food, etc.
4. **ALTERATIONS** - No changes in any fixture or wiring or alteration to apartment, including entry door lock, will be permitted without written permission by management. No credit will be given for repairs, painting, etc. made by tenant. Approval must be obtained prior to hanging any heavy object on the walls or ceiling. Use only picture hooks to hang pictures, mirrors, and decorative items on the walls.
5. **WATER** - shall not be left running in the kitchen, bathroom, laundry or elsewhere. Immediately report all plumbing defects to the manager. Tenants will be required to pay for damage and plugging to plumbing due to their neglect.
6. **GARBAGE** - All garbage, papers, boxes or refuse are to be deposited in garbage containers that are provided and are located near each apartment building. All wet garbage must be wrapped and the lids replaced when the garbage has been placed in the container. No one is permitted in or around the garbage dumpsters.
7. **BICYCLES** - All wheeled apparatus including bicycles, tricycles, baby carriages and motorcycles will not be ridden across or parked on the sidewalks, grass or planted areas. These items shall not be stored in halls, walkways, stairways, laundry rooms, elevators, porches or other public areas, except as specified by management.
8. **LANDSCAPE** - The tenant shall not alter, disturb or interfere in any way with the ground treatment without the consent of management.
9. **PLAY AREAS** - The parents are to provide proper supervision of all play areas and recreation rooms while they are using them. Tenants are responsible for the actions of their children, guests, and themselves and agree to reimburse owner for any vandalism, damages or injuries caused by these parties. No one shall play or run in public halls, stairways, elevators, sidewalks, garage or parking areas.
10. **LAUNDRY ROOMS** - These rooms are provided for the tenants' convenience. All equipment is coin operated and is used by the tenants with the understanding that management does not assume responsibility for failure of this equipment to perform properly or for damage to clothes as a result of its use. The laundry room is open between the hours of 8 am and 10 pm. Management is not responsible for any clothing or articles stolen or left in the room.
11. **PARKING AREAS** - No automobiles, trailers, boats, motorcycles, campers, or other motorized vehicles shall be stored or repaired on the premises without written permission of management. All inoperative motorized vehicles will be removed from the premises at the tenants' expense upon 24 hours posted notice by management on the vehicle. The maximum speed control within the project will be ten (10) mph unless otherwise posted.
12. **KEYS** - Tenant agrees to pay five dollars (\$5.00) for each key lost during residency or not returned at time of vacation. \$25.00 to change locks.
13. **STORAGE** - No storage of personal belongings or furnishings will be permitted on decks, porches or public areas.
14. **FOUL LANGUAGE** - All tenants including children and guests will refrain from using foul language while on the premises.
15. **COMPLAINTS** - All complaints, requests, and maintenance defects shall be made in writing directly to management.
16. **SUBLETTING** - Any guests remaining longer than five (5) days, will no longer be considered guests and will be ordered to vacate said premises.

Management is not responsible for fire, theft or damage to personal effects, etc., in apartment, laundry, storage lockers, garage or any portion of the building. For your security, keep your apartment door locked at all times.

No paints, oils, gasoline or any inflammable materials will be permitted in the apartments or storage areas.

These Rules may be amended or added to at any time, upon thirty day's notice at the discretion of management. Any infraction or violation hereof can lead to an immediate notice to comply or vacate the premises. Your cooperation is appreciated.

TENANT Signature _____

Date _____