



RULES AND REGULATIONS FOR TENANTS

1. Premises will be used as a residence only for those persons specified in your Rental Application. You will not permit persons not specified in your Rental Application to occupy the premises without prior written consent from the owner/manager.
2. Nothing shall be done in or about the building which will interfere with other tenants' rights, comforts, or convenience. No musical instruments, radios, TVs, etc., shall be operated disturbingly or annoyingly to other tenants, nor shall any disturbing noises be made at any time.
3. Trees and shrubs are a vital and valuable part of the premises, including the building and all common areas. The tenant shall be liable to assessment for damages for any mutilation or defacing of landscaping, the building, or any other common area structure on-premises (pool, BBQ, fence, etc.) for which they are responsible.
4. No entrances, sidewalks, halls, lawns, stairways, or other common areas on the property will be blocked. They will only be used to go to and from the dwelling.
5. No personal belongings or litter will be left on the lawns, walks, driveways, grounds, public walks, halls, or stairways.
6. Tenants are prohibited from keeping garbage or unsightly materials on the balcony, windows, hallways, or any common areas of the property.
7. No signs, exterior lights, markings, notices, flyers, pamphlets, or advertisements will be placed outside any property windows, doors, or walls without written consent. No awnings or other projections shall be attached to the outside of the building or common area.
8. Nothing will be hung, stored, or dropped from any window, balcony, hall, or stairway. Balconies and or patios shall be constantly kept neat and clean. Balconies shall not be used to store items.
9. Grilles/barbeques of any kind should not be used unless they are at least 20 feet away from the building.
10. Appliances and equipment will only be used for the purposes for which they were intended. There will be no use of any electric device that is dangerous or that does not use ordinary electrical plugs.

11. No locks will be changed, or additional locks added to an apartment door, window, or common area. No tampering, propping open, or altering any security building entry doors.
12. No TV, radio antenna, or satellite dish should be installed on the premises.
13. No equipment shall be moved from any part of the building. All equipment must be permanently retained in its original location.
14. The kitchen sink or toilet will not be used for garbage or to discard grease. Trash will be placed in containers designated by the owner/manager. No hazardous substances may be disposed of in the garbage containers but must be disposed of as required by applicable health and safety regulations and codes.
15. All present and future parking regulations will be obeyed. In no event is the owner/manager responsible for any loss or damage to your vehicle or the contents thereof. Improperly parked cars may be removed without notice at the owner's sole cost and expense. Non-operative vehicles are not permitted on the premises.
16. The use of waterbeds is expressly prohibited by tenants because of excessive strains on the structural integrity of the floors.
17. Fireworks of any kind are strictly prohibited on the premises or the property.
18. Use storage areas (if applicable) at your own risk.
19. The storage of kerosene, gasoline, or other flammable or explosive agents is prohibited.
20. **SMOKING IS NOT ALLOWED** in any common areas. If a tenant or their guest is smoking outside on the property, cigarette butts **MUST** be extinguished and disposed of properly -- not left on the ground.
21. Three (3) lease or tenant rule violations give the Landlord grounds to terminate the tenant's lease.
22. Tenants should take all necessary precautions to conserve utilities. This includes but is not limited to wasting water or leaving windows open during the heating season.
23. These rules and regulations may be modified, altered, or revised at any time at the sole discretion of the owner/manager.