



## RULES & REGULATIONS

These rules are for the mutual benefit of all residents. Please cooperate.

1. Only those pets for which a separate Pet Agreement has been signed will be allowed within the property. Pets are only allowed in certain specified properties.
2. Laundry facilities may be used only at times directed by Owner or Management, and in accordance with posted restrictions.
3. All trash is to be placed inside the provided dumpsters. All boxes shall be flattened and recycled or disposed of properly. No mattresses, furniture, etc. shall be left for trash pick-up without arrangements with Owner.
4. No sign, signal, illumination, advertisement, notice, or any other lettering or equipment shall be exhibited, inscribed, painted, affixed, or exposed on or at the window or any part of the outside or inside of the apartment or building without the prior written consent of Owner.
5. No awnings or other projections including air conditioners, television, or radio antennas or wiring shall be attached or extended from the outside walls or roof of the building, unless approved by Owner.
6. Occupant shall not alter any lock or install a new lock, knocker, peephole, or other attachment on any door of the apartment without the written consent of Owner. All permitted alterations, additions, and fixtures shall remain as part of the apartment unless Owner otherwise elects.
7. No interior alterations, painting, or redecorating of a permanent nature may be done to the apartment without the written approval of Owner. A separate Tenant Painting Disclosure is required for all tenant painting.
8. Occupant may not install or use any additional major appliances such as washers, dryers, freezers, refrigerators, and dish washers that are not installed in unit prior to conveyance.
9. Use only small nails for hanging pictures. No adhesive hangers or tape shall be applied to the walls. No nails or screws shall be driven into woodwork. No mounting of any kind shall be attached to ceilings.
10. No loud noise, music, or other sounds, or conduct shall be permitted at any time in such a manner as to disturb or annoy other residents of the building.
11. The water closets, basins, and other plumbing fixtures shall not be used for any purposes other than those for which they were designed. Any damage from misuse of such facilities shall be paid for by occupant.
12. Use of all recreation facilities shall be restricted to Occupants and limited guests only. The use of said facilities shall be in accordance with posted rules for which may be changed from time to time.
13. No waterbeds or water-filled furniture may be used in apartment without specific written approval from Owner and proof of liability insurance. In no case may water-filled furniture be used above the lowest floor.
14. Improvised drapes or window coverings are not permitted for any window. If blinds are not provided by Owner, Management reserves the right to enforce strict window coverings rules.
15. No rugs, linens, or other items may be shaken from windows, ledges, balconies, stairways, or landings.
16. Occupant agrees not to use balconies or patios for storage. There shall be no barbecues used on decks or patios. Barbecues may only be used in designated area. Balconies, patios and garage stalls shall be maintained in a neat appearance and free from fire hazards at all times. Garage doors may not be left open for extended periods of time.
17. The parking facilities at the property are provided for the exclusive use of regularly used automobiles belonging to residents and their guests. Any unused, inoperable or improperly licensed vehicles shall be removed from the property at vehicle Owner's expense, as well as boats, trailers, or recreational vehicles or any vehicle improperly parked or parked in a designated no parking area.
18. These rules may be added to or amended from time to time by Owner, and such amendments will become effective immediately upon notification to Tenant.

Occupant has read and agrees to abide by the terms of the above Rules & Regulations and acknowledges that violation of any provision in this agreement or the Rules & regulations shall constitute a default hereunder.

\_\_\_\_\_  
Resident:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Manager:

\_\_\_\_\_  
Date