

TENANT RULES & REGULATIONS

1. GENERAL

a. Solicitation & Advertising

Solicitation, sales, and advertising are not permitted on property without prior written authorization from LANDLORD. No door-to-door solicitation is permitted.

b. Parking & Driving

Parking is for operational vehicles only. TENANT with a valid LEASE and a current year parking decal sticker* displayed (if applicable) will be permitted to park at PREMISES in designated parking spaces. *One sticker will be distributed per TENANT. Only 1 vehicle is permitted to be parked in any given space. The maintenance and washing of vehicles is not permitted on the PREMISES. Visitors are permitted to park in spots marked with "VISITOR" only. There shall be no parking in areas that will hinder other residents, handicapped persons, or municipal/service/emergency services or vehicles at any time. Non-compliance with any part of this policy will be towed at owner's expense and without notice. Absolutely no driving faster than ten miles per hour (10 mph).

c. Alcohol Policy

LANDLORD adheres to all local and federal laws concerning underage alcohol consumption. Kegs of alcohol are absolutely banned from PREMISES, under any circumstances.

d. Sanitary Laws

TENANT shall comply with all sanitary laws, with rules and regulations of municipal, state, or federal authorities and properly dispose of refuse in LANDLORD provided dumpsters, if available. TENANT is responsible for purchasing and using cleaning supplies and equipment to maintain a clean and sanitary PREMISES.

e. Responsibility & Quiet Hours

TENANT is expected to act responsibly and not infringe on the rights, comfort, or safety of tenants and residents. TENANT and their guests will comply with all city and county ordinances. Furthermore, neither TENANT nor their guests will interfere with the right of quiet enjoyment of another TENANT.

f. Drugs

The manufacturing, intent to deliver, or possession of a controlled substance or drug paraphernalia is strictly prohibited. If a TENANT or their guests are in violation of this rule, TENANT will be subject to LEASE violation/eviction and the proper authorities will be notified of such activities.

g. Firearms

Possession of firearms that are legal in South Carolina (e.g., BB guns, pellet guns, spring-loaded guns, or paint ball guns), ammunition, fireworks, other weapons is permitted, BUT MAY NOT BE DISCHARGED ANYWHERE ON PREMISES.

h. Law Enforcement

TENANT is advised to always call 9-1-1 whenever TENANT in the event of any life-threatening safety issues or concerns. Do not contact the After-Hours Emergency Maintenance number for life-threatening situations as this can only delay the response time.

2. USE OF PREMISES

a. Use of PREMISES

PREMISES may not be used for illegal purposes. TENANT is responsible for ensuring that their personal conduct and that of their guests is not in violation of local, state, or federal laws. LANDLORD reserves the right to inspect and perform work in TENANT'S PREMISES at any time to ensure that ALL policies are being followed.

b. Guests

TENANT is responsible for their guests' behavior. Overnight guests may not stay more than three consecutive nights or more than 10 nights within any given month. The invitation of a guest to a room, apartment, or suite must meet with the consent of all roommates. Guests may not stay in common areas. Additional rent of two-hundred U.S. dollars (\$200.00) per day will be charged for unauthorized occupancy.

c. Visitation

LANDLORD allows 24-hour visitation but does not permit continuous cohabitation. Additional rent of two-hundred U.S. dollars (\$200.00) per day will be charged for unauthorized occupancy.

d. Windows & Window Coverings

Windows are provided with blinds and screens. Do not place foil, cardboard, or any other covering directly over windows. Any window/screen/blinds damaged by TENANT or their guest negligence or misuse will be repaired/replaced at the TENANT'S expense payable immediately.

e. Balconies & Patios

PLEASE keep balcony/patio neat and clean. Plants and outdoor furniture are acceptable. Balcony/patio is not a storage area. TENANT must keep balcony/patio free of indoor items, including but not limited to mops, appliances, drying clothing/towels, trash, bicycles/scooters, etc. A maximum of 6 persons are allowed on the balcony at any one time. Nothing may be affixed or displayed on windows, doors, balcony, railings or exterior of the PREMISES in any manner.

f. Plumbing & Appliances

TENANT is responsible for reporting leaks and stoppages immediately to LANDLORD. It is recommended that TENANT have their own plunger. Misuse or carelessness of drains, toilets, dishwashers, or garbage disposals will not be tolerated. Stoppages and repairs that result from TENANT negligence or placing items* not meant for garbage disposal, toilet, dishwasher, or drains will be charged at a minimum of sixty U.S. dollars (\$60.00) to TENANT. **Do not pour grease down drain, flush paper towels or feminine products in toilet, or put foreign objects in disposal. Food items not meant for disposals include without limitation banana peels, corn shucks, egg shells, onion, and celery. Use only detergent intended for dishwashers when operating dishwasher.*

g. Water Heater

Water heater temperature should not be set higher than one-hundred fifty degrees Fahrenheit (150°F).

h. Noise

TENANT must not disturb neighbors. Keep stereos, music levels, and other sounds to a minimum. If a complaint is made regarding TENANT'S apartment, TENANT will be issued a LEASE violation. TENANT is responsible for the behavior or noise problems due to their guests. TENANT and guests will comply with city and county ordinances. Furthermore, TENANT and their guests will not interfere with the right of quiet enjoyment of any other TENANT.

i. Trash

PREMISES must be kept clean, free of trash, rotting food, etc. for health reasons and to keep PREMISES in proper condition. TENANT is responsible for keeping the interior and exterior of PREMISES neat and sanitary. Disposal of trash/food on grounds will not be tolerated. If TENANT dumps trash/food anywhere outside PREMISES other than proper trash receptacle, TENANT will be fined and issued a LEASE violation. TENANT will dispose of trash/food in plastic bags and placed inside designated trash receptacle immediately. There is a fifty U.S. dollar (\$50.00) charge per incident or per bag for any violation of this policy.

j. Maintenance

Maintenance is done on a regular or as-needed basis. Only emergency types of maintenance issues will be handled after hours or on weekends. Examples of emergencies are flooding of the apartment, loss of utilities or loss of refrigeration. Air conditioning issues and lockouts are not considered emergencies. TENANTS will be financially responsible for any maintenance problems resulting from negligence/misuse/neglect or malice. At their discretion, LANDLORD may take photographic evidence for recording purposes of any maintenance problems/damage resulting in such negligence/misuse/neglect or malice. Aside from routine light bulb changes and regular housekeeping, no maintenance/repair/replacement shall be completed in or about unit/bedroom/bathroom by any other individual/subcontractor/company other than LANDLORD'S appointed subcontractors or maintenance representatives.

k. Exterminating

LANDLORD will spray once if bugs are reported within the first thirty (30) days after Move-In. Afterwards, spraying will be at TENANT'S expense.

k. Locks

All the necessary locks for PREMISES are provided by LANDLORD. No locks or locking mechanisms may be changed or added to any door within or around the PREMISES. If a door code is changed by the TENANT, TENANT must provide the new door code to LANDLORD within twenty-four (24) hours. Failure to provide new door code may cause TENANT to be charged a service call if LANDLORD is not able to enter PREMISES.

l. Walls

Sheet rock hooks or small nails holes caused by other more damaging instruments will subject TENANT'S account to charges accordingly. Please do not attach anything of permanent nature, as a penalty will result. Painting and wallpapering of any nature is not permitted.

m. Fire Hazards

Gas/charcoal grills are not permitted inside PREMISES or on balconies/breezeways/patios and may not be stored in any common area on PREMISES. No accelerant of any kind, including but not limited to fuel or other combustible material that would increase the risk of fire, will be stored in PREMISES or common areas of property. Kerosene/electric heaters or any other auxiliary heating source, or burning candles/incense is not permitted. Violations of this rule may lead to fines and/or eviction.

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease Agreement, and we agree to comply fully with all of the requirements of our Lease Agreement, including these Rules and Regulations.

Resident: _____

Date: _____

Property Manager: _____

Date: _____