

# RULES AND REGULATIONS

## TENANT shall:

- a) **Codes:** Comply with all obligations primarily imposed upon TENANT by applicable provisions of building and housing codes materially affecting health and safety.
- b) **HOA:** Comply with all obligations primarily imposed upon TENANT by applicable provisions of the homeowner's association.
- c) **Cleaning:** Keep the premises including patios and balconies as clean and safe as the condition of the premises permit.
- d) **Trash:** Remove from premises all ashes, rubbish, garbage and other wastes in a clean and safe manner and deposit same in containers designed for same and not left on the ground, outside container.
- e) **Plumbing:** Keep all plumbing fixtures clean and use for intended purpose only. (e.g. keep nonfood debris out of the garbage disposals, keep hair from shower drains, etc.) Drains clogged by hair, garbage disposals clogged by nonfood items, toilet clogged by non-perishables, etc. will result in a trip charge and service fee. Put no Clorox tabs in toilet tanks or Drano in any plumbing fixture. (These items damage internal component which could result in TENANT damages.)
- f) **Appliances:** Keep all appliances clean and use for intended purpose only.
- g) **Damages:** Be responsible for any destruction, defacement, damage, impairment or removal of any part of the premises caused by an act or omission of TENANT or by any person, animal or pet on the premises at any time with our without the express and implied permission or consent of TENANT.
- h) **Risk:** Assume all risk of damage or loss of property stored in any storage area. OWNER does not carry insurance on TENANT's personal property and suggests that TENANT carry renter's insurance for their own protection. Spoilable articles should not be kept in storage areas.
- i) **Service Requests:** Direct requests for service to the service department via online resident portal. All requests must be scheduled. OWNER's employees may not render services to TENANT outside their normal duties and what is stated on original service request.
- j) **Light Bulbs:** Use appropriate light bulbs for all light fixtures that are part of the property. This includes using flood bulbs on in any canned or recessed lighting fixture. No lights over 60 watts may be used in any fixture that is part of the property. TENANT is responsible to purchase and change all lightbulbs.
- k) **Electrical:** Check breaker box if any electrical fixture fails before calling for service.
- l) **Animals:** Pick up all animal waste from sidewalks and yards for all animals residing at the residence. Failure to pick up after animals may result in fines or other charges for clean-up.
- m) **HVAC Filter:** Remove and replace the HVAC filter every month to keep the air conditioner and heater in optimum operating condition.
- n) **Rent: Pay rent on-time when due on the first (1<sup>st</sup>) day of the month. Any unpaid rent or other charges on account as of the sixth (6<sup>th</sup>) of the month may be subject to posted notice. Any notices posted regarding non-payment of rent or fees will result in a \$50.00 posting fee being charged to the tenant account.**

## TENANT shall NOT:

- o) **Peaceful Enjoyment:** Engage in conduct or allow any person, animal or pet on the premises, with or without the express or implied permission or consent of TENANT, to engage in conduct that will disturb the quiet and peaceful enjoyment of the premises by other Tenants.
- p) **Awnings & Projections:** Attach awnings or other projections to the outside walls of the building nor hang blinds, space shades, screens, or decorations on the premises without prior written consent of OWNER.
- q) **Smoking:** Smoke inside the home including the garage, basement and/or any covered area of the home. Smoking is not allowed within 15 feet of the exterior of the building. Smoking inside home or garage will result in paint damages being deducted from security deposit. Cigarette butts should be disposed of properly and not left on the ground. Failure to properly dispose may result in fines and or charges for clean-up.
- r) **Holiday Lights & Decorations:** Attach holiday or other decorations directly to the unit, interior or exterior, using nails, staples or any other hardware that pierces the surface on any part of the unit. All holiday related decorations must be removed within two (2) weeks of the holiday. If not removed by TENANT we will remove, resulting in a charge back to TENANT.
- s) **Animals:** Keep animals of any kind in the premises without prior written consent of the OWNER and the posting of the required applicable pet deposit and fees. Pets, if permitted, shall not be left unattended in property, on patios, balconies or in yard. TENANT must pay any damages done by pets. Pets shall not be allowed to disturb other Tenants. If, in the opinion of OWNER, any pet becomes a nuisance, TENANT agrees to remove pet from premises, or upon written notice, TENANT agrees to vacate. TENANT's guests are not permitted to bring pets onto premises. Pet sitting for other individuals is not permitted without proper non-refundable pet deposit and pet rent.
- t) **Antennas:** Install no radio, television or similar device which requires a defacing, drilling or alteration in any manner of the leased premises without the OWNER's consent in writing. No radio, television aerial or sending or receiving device shall be erected on the roof or exterior walls of the dwelling or the building of which it forms a part, or the ground, without the written consent of OWNERS. Citizen band or amateur radios which interfere with radio or television reception of other TENANT or neighbors are prohibited.
- u) **Landscape:** Permit occupants or guests to cut flowers, shrubs, or pick or cut branches from any trees on the grounds or planted areas of the property owned by the OWNER beyond normal pruning. No vegetable plots or flower gardens shall be planted or cultivated on the OWNER's property. Do not permit occupants or guests to climb or play in trees or shrubs. No playing on walls or fences. No throwing of rocks.
- v) **Vehicles and Parking:** Permit recreational riding of motor vehicles on the walks, lawns or parking areas. Vehicles belonging to TENANT must be parked in the parking areas provided. Parking lot entrances and cross walks must not be obstructed. Parking of trucks, boats trailers, recreational or commercial vehicles, and storage of vehicles not in running order, not licensed or not regularly used is prohibited as well as any washing, repair or servicing of any vehicles. TENANT shall not store or permit to be stored inside the premises motorcycles, barbecue grills, or any other items that could cause stains or damage to the property by use or misuse.
- w) **Window Screens:** Remove window screens except for cleaning and replace same immediately.
- x) **Window Air Conditioners:** Install air-conditioning, ventilating equipment, or other similar device without the prior written consent of OWNER.
- y) **Painting & Wall Stickers:** Do any painting. Painting and wall stickers are prohibited. Any painting done or any wall stickers installed on interior or exterior shall be cause for forfeiture of all of part of the security deposit mentioned in the Lease. TENANT shall be liable to pay OWNER for any damages as a result of the painting to the extent any such damages exceed the amount of the deposit.
- z) **TV, Internet & Satellite:** Connect TENANT's telephone, television, cable or satellite at the terminal provided in the premises. Any other installation must be approved in writing by OWNER.
- aa) **Water Hoses:** Leave water hoses connected to outside faucets in below freezing weather. Broken pipes and/or spigots resulting from hoses not being disconnected will be charged to TENANT.

***In the event that TENANT fails to comply with any of the above rules and regulations and damage occurs to OWNER's property, TENANT will be charged for all repairs to applicable item(s) with a trip charge of \$75.00 then \$50.00 per hour plus 20% administration fee.***