

Elk River Community Zero Tolerance & Immediate Termination Policy

This Zero Tolerance & Immediate Termination Policy (the “Policy”) is an addendum to the Residential Lease Agreement (“Lease”) between the Landlord/Management and the Resident(s) of Elk River Community located in the State of Alabama. The purpose of this Policy is to ensure a safe, respectful, and law-abiding living environment for all residents.

1. Zero Tolerance Violations

The following acts or behaviors constitute a material and immediate breach of the Lease and are grounds for immediate termination of tenancy and removal from the property without further notice. Resident acknowledges that such conduct, whether by Resident, any member of Resident’s household, guests, or invitees, will result in immediate lease termination.

- Possession, use, manufacture, or distribution of illegal drugs or controlled substances on or near the premises.
- Any criminal activity, including but not limited to assault, battery, theft, vandalism, domestic violence, or illegal possession of weapons.
- Acts or threats of violence, intimidation, or harassment toward any other resident, guest, or management personnel.
- Intentional or reckless destruction or damage to the property, whether belonging to the community, landlord, or another resident.
- Tampering with smoke detectors, fire extinguishers, electrical systems, or other safety devices.
- Starting unauthorized fires, including the use of grills, fire pits, or open flames in restricted areas.
- Allowing unauthorized occupants to live on the premises or engaging in unauthorized subletting or short-term rentals.
- Operating or facilitating any illegal business activity from the premises.
- Engaging in harassment, discrimination, or hate-based conduct against other residents or staff.
- Possession, brandishing, or discharge of any firearm or weapon in violation of Alabama law or community policy.
- Maintaining health or sanitation conditions that create safety or pest hazards, including hoarding or extreme uncleanliness.
- Tampering with plumbing, electrical, or security systems, or making unapproved alterations to the unit or property.
- Keeping aggressive, dangerous, or unapproved animals, or engaging in animal cruelty or neglect.
- Public Drunkenness is strictly prohibited.

2. Immediate Termination of Tenancy

In the event of a Zero Tolerance Violation, the Lease shall be deemed immediately terminated. Resident shall vacate the premises upon notice from management or law enforcement. No further notice to quit or cure shall be required. Management reserves the right to contact law enforcement and pursue all remedies available under Alabama law, including immediate eviction.

3. Acknowledgment and Agreement

Resident acknowledges having read, understood, and agreed to abide by the terms of this Zero Tolerance & Immediate Termination Policy. This document is incorporated into and made part of the Lease Agreement. Any violation of this Policy constitutes a material breach of the Lease.

Resident Name(s): _____

Resident Signature(s): _____ Date: _____

Landlord/Management: _____ Date: _____