



## RULES, REGULATIONS, AND MANAGEMENT POLICY

To benefit all residents and to ensure proper use of both the rented apartment and the entire building, Tenants agree to comply with the following Rules and Regulations. These Rules and Regulations are part of Tenants' Lease. Unless otherwise stated, the word "Building" means the Apeldoorn Apartments and includes the apartment.

### BUILDING RULES

1. Tenants will use the apartment for residential purposes only; will not conduct any business in or from their apartment; will obey all laws, ordinances, and health regulations; and will do nothing that may injure the reputation or condition of the building or its owner. Solicitation of any kind, by guests or Tenants, is always prohibited.
2. Tenants will not do anything or keep anything in or around the apartment that in any way will increase the risk of fire or that may conflict with fire or insurance regulations.
3. Tenants shall respect the rights of all other tenants/occupants of the building to peace and quiet and will not disturb any of them unreasonably by shouting or other loud use of his or her voice, with noise, music, radios and televisions, odor, or in any other way. All abusive, disorderly, violent, or harassing conduct by a Tenant, including but not limited to abusive and/or foul language, sexually explicit comments toward tenants, occupants, or management is prohibited and is grounds for immediate termination of tenancy. Likewise, vandalism of any kind by a Tenant on or to Landlord's property is prohibited.
4. Tenants are responsible for the behavior of all of their guests, visitors, and invitees. Such persons may not break Tenants' Lease or these Rules and Regulations. Tenants are responsible financially for any damages or clean-up resulting from the conduct of their guests, visitors, and invitees.
5. Except for controls in Tenants' apartment, intended for Tenants' use, Tenants will not operate any other controls relating to the building's utility services without the expressed, written, prior approval of Landlord. This includes but is not limited to heating and air conditioning, water and sewer, gas, electric (including lighting), cable television, laundry, or other equipment, and Tenants will not enter the boiler/furnace room.
6. Tenants will not obstruct or throw debris or other items in the entrances, public areas, hallways or other corridors, stairs, exits, lobbies, driveways, parking areas or walks. Also, Tenants will not allow anything to be thrown or fall from apartment windows, balconies or doors.



7. Tenants will not drive any nails or screws into walls, floors, tiles, ceilings, woodwork, or partitions; will not drill holes or fasten any article on any part of the apartment, or damage or deface the same. To preserve the wall finish, please refrain from using traditional tape, glue, or industrial adhesives. Non-damaging, removable adhesive strips (such as Command brand) are permitted, provided they are removed properly without peeling the paint. Nothing, including clothes, towels, pictures, or any other item, shall be hung from ceilings, pipes, sprinklers, or any fixtures of the apartment.

8. Animals are not permitted on the premises without a signed Pet Agreement. This includes legally authorized guide, leader, hearing, or service dogs, which will be accommodated in accordance with applicable laws upon completion of the required agreement.

9. Tenants will not add or in any way change locks or keying. Landlord will retain a passkey to all apartments.

10. No furnishings may be taken from the apartment and placed in common hallways. Residents are permitted to place personal furniture on porches or balconies, provided it does not cause damage or create a safety hazard. No blinds, shades, or screens shall be attached to, hung in, or used in connection with any window or door of the apartment without prior written consent from Landlord

11. Tenants will not varnish, paint, paper, or otherwise decorate any walls, floors, doors, woodwork, or cabinets without prior written permission of Landlord. All restoration costs (even if decoration was with permission) will be at Tenants' expense but must be supervised by Landlord.

12. No vehicle or bicycle shall obstruct a drive or in any way interfere with others' access thereto, nor shall they be parked on lawns, shrubs, patios, walkways, or lawn extensions. All vehicles must be in operable condition and have current plates attached. Bicycles may not be brought into the apartment without prior consent of Landlord. Vehicles shall not be repaired or lubricated on driveways or in parking areas of the apartment. Any vehicle of Tenant or of Tenants' guests that leak oil or hydraulic fluid (which damage blacktop) must be removed, and Tenant is responsible for any cleanup (including environmental cleanup, and repair. Tenants will not park recreational or commercial vehicles, boats, or trailers in any parking area without Landlord's written consent. Carports shall only be used by the tenant assigned to them. **Storage in carports is limited to the following: grill, fire pit, patio furniture, bike(s).**



13. Tenants will act reasonably to conserve water and energy and will report running toilets and faucets to Landlord for service. Tenants will not make unreasonable use of heat, leave windows open during cold weather, or leave televisions or other permitted devices on and unattended. Tenants will not remove screens and/or storms from the windows, even briefly.

14. Tenants will not install any aerial or antenna, and they will not erect or use any radio transmitters in the apartment without both appropriate filters and prior written permission from Landlord.

15. Tenants will use toilets, tubs, and sinks only for their primary purpose and will never use them to dispose of sweepings, rubbish, rags, garbage, sanitary napkins, or other items likely to clog them. Tenants are liable to pay Landlord for any expense it incurs for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.

16. Tenants will keep/store any personal property only in their apartment or in such space as Landlord may assign them in writing, but storage of kerosene, gasoline, or other flammable or explosive agents is always prohibited. Landlord is not responsible for any items left in the apartment at the end of the Lease term.

17. Trash and garbage always shall be placed in the trash dumpsters provided by Landlord, and container lids, if any, must be kept tightly closed at all times. Use the right side dumpster located on the west side of the front parking.

18. Tenants will perform reasonable housekeeping in their apartment to maintain them in a clean, neat, and sanitary condition.

19. Unless expressly permitted by Landlord in writing, Tenants shall not display any signs, flags, pennants, placards, advertisements, notices, pictures, ornaments, stickers, handbills, or other lettering so as to be visible on the outside of the building or the apartment. For safety and property appearance, balconies should not be used for storage; please ensure these areas remain uncluttered and free of personal displays. All blinds visible from the exterior must show white or off-white so as to give a generally uniform appearance to the community. You cannot use foil or other unsightly materials to cover the windows, and you cannot display neon or flashing signs in the windows

20. Tenants will never go on the roof of the building for any reason.



21. Waterbeds, weightlifting equipment, air conditioners, space heaters, hot plates, washers, dryers, and refrigerators are prohibited without prior written permission of Landlord.

22. Lofts in the apartment are prohibited.

23. Tenants will not remove batteries from smoke detectors or in any other way disarm them.

24. The possession, sale, or use of any illegal drug or drug paraphernalia is strictly prohibited within the apartment, the building, and all surrounding property grounds, including the parking lot.

25. Possessing, using, or storing lethal weapons anywhere in the building is prohibited. "Lethal weapon" is defined as any deadly weapon that, from the manner used, is calculated or likely to produce death or serious bodily injury. This includes, but is not limited to: all firearms, hunting knives, switchblades, bows and arrows, machetes, or other knives.

26. Maintenance requests shall be submitted to Landlord. Specifics of the problem, to the extent possible, shall be included in the request. Tenants are strictly liable to reimburse Landlord for repair of any damage caused by violation of any of these Rules by Tenants or by their guests. 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, and we agree to comply fully with all the requirements of our Lease, including these Rules and Regulations.