

University Townhomes Homeowners Association- Kent, OH Complex Rules

FIRE SAFETY: Tenant shall be responsible for the maintenance and replacement of any smoke alarm and any fire extinguisher in the leased unit which is lost or discharged or loses pressure during the Lease Term. Tenant shall not remove or disable any smoke/CO detector in the unit. Grills are not allowed in the units and you are not allowed to use a barbeque (gas or charcoal) on the decks, patios or within 25 feet of the residential structure.

HEALTH AND SAFETY: Complex has 20+ Digital Security cameras that run 24 hours a day and monitor any unlawful or reckless activity in the complex. Please inform your guests/visitors accordingly as we have found that most of the irresponsible issues have come from tenant guests. Tenant & Guests shall comply with all applicable state, county and local housing, health and safety codes. Tenant shall use and/or operate all electrical and plumbing fixtures properly, and keep all plumbing fixtures in the leased unit in a clean condition.

THERMOSTAT SETTING: During the winter months and during vacation breaks, under no circumstances shall the heat in the leased unit be turned off, and under no circumstances shall the leased unit's thermostat be set lower than sixty degrees (60*) Fahrenheit. Any damage to the pipes or any other damage that occurs because of disregard of this clause shall be Tenant's responsibility. During Summer months, do not turn thermostat below 68 degrees and the setting should be on AUTO (not ON). Setting the AC any lower and leaving it ON, instead of AUTO will cause the AC unit to freeze up and cause permanent damage. Tenant is responsible for this type of misuse/damage (Expensive!).

COMMON AREAS: No alcoholic beverages are permitted in the common areas. The sidewalks, and other common areas shall not be obstructed by Tenant or used by Tenant for any other purpose (including bicycle parking) other than ingress and egress. No smoking in the town home of any type – cigarette, vaping or marijuana.

SIGNS: No signs, banners, posters, flags, lights, window air conditioning units or any other items which would be visible to the exterior of the buildings are permitted. Mini blinds shall not be removed from the windows.

APPLIANCES: Tenant shall maintain in good working order and condition any range, refrigerator, range hood, garbage disposal, microwave, or other appliances supplied by Landlord under the Lease. Tenant shall also forbid any other person who is in the leased unit with Tenant's permission from intentionally or negligently destroying, damaging or removing any fixtures, appliances, or other part of the premises.

TRASH: All garbage and refuse shall be properly contained and disposed of in the complex dumpsters. No trash shall be left outside of your unit and you must keep your back porch free of clutter.

WALL HANGINGS: No tape or double-sided stick tape may be used on any walls. Small nails, push pins or brads should be used to hang decorations.

GUESTS: Tenants are responsible for the actions and damages caused by their guests. Please inform your guest to treat the property with respect and remind them that the entire complex is covered with security cameras.

PETS: Pets are allowed but must be registered with the Community Manager. There is a one-time \$300 pet fee and an addendum that must be completed to register your pet. In the event a pet is discovered on the premises, a \$250 fine will be assessed against the co-tenants, and paid to Landlord. In addition, a fine of \$10 per day will be assessed against the co-tenants until the pet is removed. This does not apply to aquarium animals. All service animals shall be registered with management PRIOR to the animal being on the premises. Otherwise, it is considered an unauthorized pet.

PARKING: Tenants must obtain and display a parking permit on their car to park in the complex. Visitors must park in the designated visitor areas. Tenants are not allowed to park in visitor parking and violators will be towed. Towing is enforced 24 hours a day / 7days a week by City Service Towing (330) 678-8700. Details on the parking rules are distributed with permits. Please read them thoroughly and carefully.