

# Apartment Rules & Regulations

## GENERAL

1. Resident(s) shall not make nor permit any disturbing noises in their apartment (including balconies/patios) or elsewhere on the premises. Radios, televisions, audio players, musical instruments or any other noise producing devices shall not be played so as to disturb neighbors at any time, especially between the hours of 9 p.m. and 8 a.m. as a courtesy to neighbors. Music with a heavy bass or synthesizer sound is easily transmitted through walls/floors and is particularly irritating to neighbors.
2. Pets are allowed only with prior written consent from Owner. Pets must be on a leash outside the apartment. The Resident(s) is responsible for cleaning up all pet droppings. Size of pet may be determined and regulated by Owner. An additional deposit for each pet may be required. Pets not on a leash will be removed from the premises by local authorities.
3. Resident(s) should lock all doors, including sliding glass doors and windows when leaving the apartment to protect their property as Owner is not responsible for Resident(s)'s lost, missing or stolen articles. Any courtesy patrol, gates and/or fences are for the protection of Owner's property and not a warranty of protection. Nor are they provided specifically for the protection of Resident(s)'s property.

## MAINTENANCE / LAUNDRY FACILITIES / GENERAL UPKEEP

1. Resident shall report any maintenance needs to the management office, especially when delay might cause further damage. Expense of damage to plumbing, electrical apparatus, stopped up waste, drainage overflow and repair of windows, drapes, and walls will be charged to the Resident(s) if caused by misuse of Resident and/or guests. Resident shall, at Resident's sole expense, keep the premises clean, in good order and repair, and free of trash, mold, mildew and unsightly material. Resident shall clean, shampoo, and repair floor coverings periodically at Resident's expense. All costs and expenses incurred in relation to clogged drains, toilets, leaking pipes, or any other plumbing stoppage or repair, shall be the responsibility of Resident, unless the stoppage or leakage is found to be in the main line. Resident shall maintain and repair the window screens, garbage disposal, windows and door locks, as well as all interior fixtures and improvements, at Resident's sole expense. Resident shall immediately notify Owner, in writing, of any defects or dangerous conditions in or about the premises, particularly any water penetration. In the event Owner elects to perform repairs on Resident's behalf, Resident shall immediately reimburse Owner for the costs expended. Except as provided by law, no repairs, decorating or alterations may be done by the Resident without the Owner's prior written consent, which consent may require that only a licensed, insured, and bonded contractor perform such work.
2. Laundry facilities (if provided) are provided for the convenience of Resident(s). Owner does not warrant the condition or safety of the appliances provided. Owner is not responsible for any damage or loss to Resident(s)'s clothing or possessions incurred as a result of inoperable or malfunctioning equipment, theft, or any other cause. Laundry facilities are available only during posted hours. Resident(s) is expected to clean up after him/herself.
3. Resident shall not install an antenna or satellite dish without Owners' prior written consent.

### COMMON AREA

1. Resident(s) shall not post notices or advertisements in elevators, laundry rooms, on mailboxes or elsewhere about the premises without the prior written consent of Owner.
2. The use of recreation, sports, and/or hobby equipment, including but not limited to tread mills, weights, Atlas machines, bikes, big wheels, scooters, motorcycles, mopeds, skate boards, roller blades and roller skates is prohibited except in areas designated by Owner.
3. Damage to property or landscaping by resident or guests will be the financial responsibility of Resident(s).

### ALTERATIONS AND IMPROVEMENTS

1. Owner reserves the right to set the standards for balcony and patio appearance. Storing of recreation, sports, and/or hobby equipment, cartons, appliances, stuffed furniture, recyclables, or other objectionable items on the balcony or patio is prohibited. Owner must approve outdoor shades prior to purchase. For safety reasons, items such as plants are not permitted on railing or ledges. Hanging plants or other items from stucco ceilings, walls or fire sprinkler heads is not permitted. Towels, clothing, rugs, drapes, bedding, linens, wetsuits, etc., may not be draped over railings as this affects the overall performance and/or appearance of the property.
2. Resident(s) shall not make any alterations or additions of any kind in or to the premises including, without limitation, painting, wallpapering, shelving or flooring, unless prior written consent of the Owner is obtained.

### VEHICLES AND PARKING

1. Garage doors must be kept closed at all times other than when in use for ingress and egress. Parking areas are to be used for the parking of vehicles only and not for the repair of vehicles or storage of personal property.
2. As a result of limited parking facilities, and to minimize vehicle congestion, each adult Resident shall be permitted to park a maximum of one (1) vehicle, (up to a maximum of two (2) total vehicles per apartment unit), in or about the premises and the apartment complex. All vehicles must be operational and display a current valid registration. Unauthorized or improperly parked vehicles may be towed away at vehicle owner's expense.
3. Commercial and/or recreational vehicles, boats, trailers and inoperative vehicles shall not be parked or stored on the premises. Such vehicles may be towed away at vehicle owner's expense.
4. No part of the premises shall be used by Resident(s) and/or their guests for car washing, painting or any other form of servicing vehicles, including changing the oil. Owner has the right to clean the premises of fluids and other discharges from vehicles and to charge such cleaning costs to Resident(s) and to revoke parking privileges.
5. Owner shall not be responsible for any vehicle or its contents or other means of transportation kept or owned by Resident(s) or guest(s) of Resident(s). Vehicles should be locked at all times while parked.
6. Notice to vacate parking areas for maintenance of facilities must be adhered to. In the event any automobile is not moved after prior written notice and it interferes with a maintenance operation, it will be towed at vehicles owner's expense. Owner shall not be liable for any damage resulting from failure by Resident(s) and/or their guest(s) to move said vehicle.
7. No motorcycles or mopeds are to be stored on patios or balconies, in apartments, under stairways or in any other area except as designated by Owner.

USE OF RECREATION FACILITIES

1. With respect to all recreation facilities, including, but not limited to (if applicable), clubhouse, pool, spa, sauna, tennis court(s), exercise and locker room(s), Owner reserves the right to close such facilities, or restrict access thereto, for cleaning, repair, maintenance, meetings, apartment complex functions and other similar or related activities. Owner also reserves the right to permanently close any of the recreation facilities by posting a sign or notice on the affected facility. Closure or restriction of access to any or all of the recreation facilities shall not constitute grounds for Resident(s) to withhold or abate rent or any other charge under the Agreement to Rent or Lease.
2. All recreation facilities shall be used only during the hours posted.
3. Persons, under the age of 14 must be supervised by a responsible adult when using the recreation facilities, pool or spa.
4. There is no lifeguard on duty at any time. Use of pools and spas by Resident(s) and/or their guest(s) is at their own risk, and all safety rules must be observed. Glass bottles and/or containers and alcoholic beverages are strictly prohibited in the pool and spa areas.
5. No loud noises or disturbances shall be permitted at any time. Voices should be kept at minimum; cell phone usage should not disturb others.
6. Owner reserves the right to exclude all undesirable, non-conforming and ineligible persons from using the recreation facilities. No intoxicated person, or person having an infectious disease, skin abrasions, colds, coughs, inflamed eye infections or wearing bandages shall use the pool or spa. Persons must be toilet trained to use the pool or spa.
7. Violation of these rules by Resident(s) and/or their guests may result in suspension or revocation of recreation privileges, or termination of tenancy.

SECURITY

1. Owner does not provide law enforcement or private protection services for Resident(s). In case of a disturbance or emergency, Resident(s) should request assistance from the appropriate local authority (Police Department, Fire Department, Paramedics, Etc.). We request you also notify the property manager.

APARTMENT RULES AND REGULATIONS ARE INCORPORATED INTO THE AGREEMENT TO RENT OR LEASE AND SHALL BE OBSERVED BY RESIDENT(S) AND THEIR GUESTS. NEW RULES OR REVISIONS MAY BE ADOPTED UPON GIVING WRITTEN NOTICE TO RESIDENT(S).

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Date Resident

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Date Resident

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Date Resident

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Date Resident