

A few of our HOUSE RULES & COMMUNITY POLICIES

1. SMOKEFREE COMMUNITY: Due to the increased risk of fire, and the known health effects of secondhand tobacco smoke, smoking is prohibited inside of your apartment or in the common areas. The only approved smoking area in the building is on your private patio or private balcony with all exterior doors and windows closed. A flame retardant covered container must be used to secure ashes. There will be designated smoking areas on the property. Upon leaving these areas, the smoker will be required to dispose of their trash in the designated containers, not on the ground. This policy applies to residents and their guests.

2. PETS: No pets of any kind are allowed on the premises. This policy applies to all residents and their guests.

3. VEHICLES / PARKING: No more than two (2) vehicles are allowed per apartment unless approved by owner and only one (1) of those two spaces will be assigned covered parking. All vehicles must be registered with the Management office. If your vehicle is parked on the property it must be in "road worthy" condition at sole judgment of Management. Any vehicle deemed abandoned or in violation of this policy will be towed immediately. There is no vehicle washing or maintenance allowed on the property. The automobile owner agrees to keep in force the minimum insurance requirement while occupying a space in or on Landlord's property. Automobile owner agrees to keep current registration for vehicle(s). A vehicle that displays an expired plate on Landlord's property is subject to towing at vehicle owners expense. Any vehicle parked on the lawn, blocking another vehicle or in an emergency zone will be towed immediately at the vehicle Owner's expense. No boats, trailers or camper storage is permitted on the premises.

4. BALCONY / PATIO: No cooking or fires are permitted on the balcony or patio. There will be designated grilling areas on the property. The balconies and patios are restricted to patio-type furniture and bicycle storage only. No items may be hung from or on the balcony or patio railing.

5. KEYS: Keys will be provided upon payment of the first month's rent and security deposit. Resident is not permitted to change, reproduce or add any keys and/or locks to the premises. If keys are lost, resident will be charged a service fee in addition to the cost of any damages, key replacement and/or locksmith charges. If resident locks themselves out of their premises, they may obtain a key at a time that is convenient to the Property Manager.

6. INTERIOR: No candles (open flames) or space heaters of any kind are permitted in your apartment. Do not drill holes or fasten any article on any part of the premises, or damage or deface the same. Pictures may be hung on walls, provided you use a nail size no larger than the Type "A" Bulldog Hanger, the use of tape, glue, or adhesives of any kind is not permitted. Do not hang items from fire sprinklers, ceilings, pipes or any other fixtures. No chalk, crayon or other writing material is permitted on any surface inside or outside of the building. Water beds are not permitted without the prior written consent of management. If approved, the resident will be fully responsible for any water damage that may occur to the premises.

7. EXTERIOR: All entryways and common areas must be kept clear of any personal items that could be a hazard or blocks access. No sign, advertisement, notice, or lettering shall be placed or inscribed on any parts of the building, or any windows or doors. No additional antenna or communication devices are permitted to be installed on the premises.

8. GARBAGE: All garbage must be placed in plastic bags and disposed of in a timely manner in the dumpsters provided. Large items, such as (pieces of furniture, rugs, boxes, etc.) must be disposed at the appropriate city facility. Tenants who leave garbage or debris in the hallways will be assessed a removal charge.

9. MAINTENANCE: Landlord reserves the right to access the apartment during normal business hours to conduct routine, preventative maintenance. Resident agrees to notify the management office of any necessary repairs or unsafe conditions within your apartment or on the property. Only maintenance staff or agents hired by management are allowed to repair our appliances or property utility systems. Resident is liable to Landlord for expense incurred for any repairs caused by you or your guests.

10. DISTURBANCES: Residents and their guests will conduct themselves in a manner that does not unreasonably disturb their neighbors or constitute a breach of the peace. Loitering is not permitted in the common areas. Soliciting is not permitted on the premises. No children are permitted to play in the common areas.

11. ILLEGAL ACTIVITY: If the landlord observes any activity of a suspicious nature on the part of the residents or their guests, the landlord will inform the police and the activity may be cause for immediate termination of the lease. Any arrest of a resident or their guest regardless if it results in a conviction or not, may be cause for termination of the lease.

12. SPECIAL AGREEMENTS: Property owner reserves the right to amend or revoke rules or regulations, in whole or part, or to adopt new ones, at any time or from time-to-time. All such amendments will become a part of the lease/rental agreement as of their effective date. Violation of the rules and regulations will be just cause to invoke the remedies provided for in the lease/rental agreement. Any amendments in whole or in part, or new will be effective upon notice delivered to the resident, or if necessary, posted in a place likely to be seen by the resident.