

HOUSE RULES ADDENDUM

New policies and rules or amendments to this document may be adopted by Owner upon giving 30 days notice in writing to Tenant.

The exercise of common sense and consideration for others should be the only rule necessary to guarantee your personal comfort and enjoyment of apartment living. However, in order for management to protect your rights and property against the occasional offender, the following rules and regulations exist

The Tenant agrees to abide and agrees to be responsible for the actions of their guests, invitees, family members, associates for the following:

NOISE AND CONDUCT

- 1) Do not make or allow any excessive noise in the unit not permit any actions which will interfere with the rights, comforts or conveniences of other persons. All music must be turned down at 9 PM each day to where only you may hear the music.
- 2) Refrain from playing musical instruments, television sets, stereos, radios, and other entertainment items at a volume that disturbs other persons and consider using headphones as an alternative.
- 3) Refrain from and ensure that Tenant's guests also refrain from activities and conduct outside of the unit (in common areas, parking areas, or recreation facilities) which are likely to annoy or disturb other persons.
- 4) Refrain from creating or allowing to be created, any noise that is disturbing to other tenants DURING ALL HOURS.

CLEANLINESS AND TRASH

- 1) Keep the apartment clean, sanitary and free from objectionable odors at all times.
- 2) Ensure that papers, cigarette butts and trash are placed in appropriate receptacles so that litter is not created on or about Tenant's unit.
- 3) Ensure that trash and other materials are not permitted to accumulate so as to cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
- 4) Ensure that garbage is not permitted to accumulate and that it is placed in the trash containers provided for that purpose on a daily basis. Tenant shall ensure that large boxes are broken apart before being placed in the trash containers. Tenant shall be responsible, at Tenant's expense, for hauling to the dump those items too large to fit in the trash containers.
- 5) Be sure that furniture and all other personal property of the Tenant is kept inside the unit and that unsightly items are kept out of view.
- 6) Refrain from leaving articles in the hallways or other common areas.
- 7) Refrain from shaking or hanging clothing, curtains, rugs, and other coverings and cloths outside of any window, ledge, or balcony.
- 8) Refrain from disposing of any combustible or hazardous material in trash containers or bins.
- 9) Tenant agrees to comply with all local, state and federal laws.

SAFETY/SECURITY

- 1) Security is the responsibility of each Tenant and each guest. Owner assumes no responsibility or liability, unless otherwise provided by law, for tenants' and guests' safety and security, or for injury or damage caused by the criminal acts of other persons.
- 2) Do not prop open or prevent from latching any keyed main entry doors.
- 3) Ensure that all the apartment doors and windows are locked during Tenant's absence.
- 4) Ensure that all appliances are turned off before departing from the premises.
- 5) When leaving for an extended period, Tenant should notify Owner how long Tenant will be away.
- 6) Prior to any planned absence from the unit, Tenant shall give Owner authority to allow entry to the unit to any person or provide Owner with the name of any person or entity permitted by Tenant to enter the unit.
- 7) No smoking is allowed within the rented unit and in any interior common areas of the property.
- 8) Refrain from using or storing gasoline, cleaning solvent or other combustibles in the unit.
- 9) Refrain from using charcoal barbecues on porches, balconies or patios adjacent to buildings if such use would constitute a fire hazard. Active fires should never be left unattended or burning without a protective metal fire screen present. Never burn trash or paper or plastic. Allow the ashes sufficient time to cool before disposal.
- 10) Ensure that no personal belongings, bicycles, play equipment or other items shall be left unattended in the stairways or about the building.
- 11) Do not enter on by way of the window Owner's written permission. IS NEEDED