

# Overview of the Community Rules and Regulations

*The following is a synopsis of the Community Rules and Regulations. It is for your review and benefit but is not intended to be nor is it a complete statement of each rule nor a complete list of all the Rules and Regulations. The Community Rules and Regulations may be reviewed in their entirety at the Office.*

**ABSENCE** If a tenant is going to be absent from the premises for a period exceeding seven (7) days, formal written notice should be given to the management. This includes vacations, business trips, etc. Although the management does not incur a greater obligation as a result of such notice, it does allow for a more expedited response to problems. Such notice will also allow the management to take proper steps to notify you or your designated representative in the event of a problem during your absence.

**ACCESSABILITY** It is the intent of the management of this community to provide assistance to all persons within the requirements of the Federal and State Fair Housing laws, rules, and guidelines. It is further the intent of management to assist and fully comply with requests for reasonable accommodation pursuant to the Federal and State laws regarding accessibility for the disabled. Management has implemented several policies to assist in accessibility for those who qualify.

**AMENITIES** Usage of all amenities (clubhouse, pool, picnic area, etc.) is a privilege and not a right. Management may for any reason or no reason restrict usage for any time or any person. **NO ALCOHOLIC BEVERAGES ARE ALLOWED IN ANY AMENITY AREAS!**

**ANTENNAS/DISHES** To have a satellite dish, Resident must follow the conditions on the dish addendum. Aerials for radio, television, satellite communications, shortwave, or any other purpose may not be placed or erected on the roof or the exterior of the buildings. This includes usage on any balcony or patio area. Amateur radio operators are also prohibited from transmitting within the apartment community. The usage of portable communication devices, listening devices, and video devices may also be restricted by management.

**DISTURBING OTHERS** The premises are sound-conditioned but not sound proof. Loud noises will carry from apartment to apartment. Noise levels should be monitored to insure all tenants' quiet enjoyment of their premises. Tenants who cause excessive noise problems, as determined in the sole opinion of the management, will be considered a nuisance and may be evicted. Obvious noise problems will not be given any warnings. Tenants must not allow parties or other activities to disturb other tenants. It shall be a nuisance that will be cause for eviction for any tenant to allow obvious noise problem to exist or continue after 10:00 p.m. on any night or prior to 7:00 a.m. on any morning. Televisions, stereos, musical instruments, and other amplified devices should not be used in the community unless the noise level can be maintained within the leased premises.

**EXTERIOR DISPLAYS** Tenants shall not display any signs, exterior lights or markings on the premises. Awnings or other projections shall not be attached to the outside walls without written consent of the management. Christmas lights and other holiday decorations must be limited to the interior of each of the premises.

**FURNACE ROOM** The furnace room is located for sound insulation purposes and ease of repair. Storage of any kind in this area is prohibited because of the potential fire hazard. Management may ask to inspect this area on a routine basis. Tenants found storing items in the furnace area will be assessed an inspection fee of \$25.00. Tenants are not to make any repairs or adjustments to the furnace unit.

**PARKING** No vehicles that are unlicensed, inoperable, improperly licensed, or under repair may be parked on the premises. No vehicle that is not registered to a tenant (or which is being used by a tenant and management has been informed in writing) may be parked on the premises for more than twenty-four hours. No vehicle may be parked anywhere on the premises that is not specifically marked as a parking place. Vehicles that park in areas that restrict parking (viz. Handicap stalls, reserved for management, police reserved parking, etc.) must be in full compliance with that restriction. **IT IS THE POLICY OF MANAGEMENT TO TOW VEHICLES THAT ARE IN VIOLATION OF PARKING POLICY.** Such towing will be at the expense of the violator and/or owner of the vehicle. Parking privileges on the premises may

be revoked for any tenant found to be in constant violation of parking policies. Tenants need to make sure all visitors/guests do not park in inappropriate parking areas, reserved parking spaces, handicap, or red zones. Covered parking, where available, is reserved for designated individuals. Trailers, boats, motor homes, campers, recreational vehicles, etc. may not be parked on the premises without prior written consent of the management.

**OCCUPANTS** Any change in the size or composition of the residency must be reported to management and may require the signing of a new lease.

**PATIOS & BALCONIES** Tenants shall not store, hang or drape clothing, or other household items on the railings or other portions of balcony or patio. No open flame barbecuing of any kind is allowed on the balconies.

**PETS** Pets are not allowed without prior approval, meeting specific criteria, and signing a written agreement. Allowed pets have specific requirements for maintenance on the premises.

**PLUMBING/ELECTRICAL** Tenants are responsible for the daily maintenance of toilets, sinks and garbage disposals. Disposable diapers, sanitary napkins, toys, etc., will cause your toilet to clog and can cause a sewer backup. If maintenance is called out and such items are found, the Tenant will be charged for the costs and expense of the correction. Do not put bones, aquarium gravel, corn cobs, celery, glass, etc. down the garbage disposals. The blades are small and meant to chew up things the consistency that a person's own teeth can. Electric sockets are 120 volt and will, if overloaded, blow. Please restrict overloading and avoid a possible fire. Extension cords should be used with care and must be free from wear.

**SHUTTERS & BLINDS** Please use the shutters and blinds provided in the premises. They have been specifically purchased to assist in maintaining privacy. Please refrain from using foil or other coverings in the windows. If the shutters are not adequate or if you prefer to use your own, please contact the management and obtain permission first. Replacement of blinds and shutters is expensive. It is the responsibility of tenants to maintain these items and insure of their proper usage and care. Damaged or malfunctioning blinds should be reported immediately to the management.

**SMOKING** Smoking within the residence is strictly forbidden. This restriction applies to all residents, occupants, guests, and minors. Second hand smoke is defined as a nuisance and is cause for eviction. Smoking damages the premises and the tenant will pay for any such damage. Tenants should notify the management if other tenants are smoking in their residence.

**SOLICITING** Soliciting within the community is strictly forbidden. Tenants should notify the management if a solicitor appears at your door. Local advertising may be done only through the community newsletter or through the office. There is a set fee of \$200 for the passing out of handbills within the community. This applies to Tenants, guests, and outside solicitors.

**SPEED LIMIT** There is a speed limit of 10 mph inside the apartment property. Driving faster than 10 mph could endanger tenants, visitors, and other vehicles. This limit is for all vehicles. In addition, no motorized vehicle of any kind may be driven by an unlicensed person.

**UTILITIES** Utilities that are specified as the responsibility of tenant in the Residential Rental Agreement must be paid by tenant. Tenant may not allow the gas or electricity to be turned off. It is the tenant's responsibility to contact these utilities, sign up and to pay these bills directly to the utility companies. It is also the responsibility of each tenant to notify the utilities of their move-out date to terminate service. Unpaid utilities shall be deemed additional rent. Payment of such shall be due upon demand. Failure of any tenant to have the utilities placed in the tenant's name, or who cause the utilities to be shut off may be evicted for breach of this rule.