

THE FOLLOWING RULES AND REGULATIONS CONSTITUTE PART OF ALL LEASES FOR THE PREMISES

All tenants should understand that this Apartment Building, designed for healthy, safe and enjoyable family living, is a privately owned apartment complex. Neither the ownership, nor its Managing Agent will tolerate (a) activities which impair the comfort of or disturb other residents, or (b) cause damage or abuse of the physical property. RESIDENTS WILL BE HELD RESPONSIBLE FOR THE BEHAVIOR OF THEIR FAMILY MEMBERS AND GUESTS REGARDLESS OF AGE. The following regulations will be enforced strictly and without exception:

1. At the time the lease is signed, all occupants 18 years of age and older shall be required to present a government issued photo identification card. This ID shall be copied and placed in tenant file.
2. It is strongly urged that every adult recognize a neighborly responsibility for the safety and well being of their fellow tenant's family members and guests, apartment, and property. An apartment building such as this one maintains its high standards by demanding responsibility of both tenant and management.
3. No interior painting, wallpaper or wall hung units are permitted without written permission of Management. The cost of repairing damage to the property, which includes non-approved painting and wallpapering, traceable to any member of a family, will be charged to the tenant or the tenant's account.
4. Family members and guests are not permitted to play or to congregate in any part of the public areas, including the front lawn of the building. There is a particular danger to children in the driveway and parking areas. A child is not always visible to the driver of an automobile in these areas.
5. Residents are required to supervise family members and guests, regardless of age, when the family members and guests are using any common area including but not limited to lobby halls, stairways, landings, parking areas, grassy areas, courtyards, and sidewalks and are responsible for any destructive action of a family member and guest, as if the tenant committed that action.
6. Family members are not permitted to have guests on the property, unless a tenant is in the building and attends the family member and their guest.
7. No part of the existing or future fire fighting apparatus in the building may be touched, except in the event of an emergency.
8. No cooking grills or fire pits are allowed on balconies, porches, or patios. Grills must be at least 10 feet away from the building or the distance required by local code, and be attended to at all times while in use and in cool down phase. The storage of charcoal lighter fluid or L.P. tanks is not permitted. (National Fire Protection Agency Chapter 3-4.7 and 3-4.8)
9. No animals of any kind shall be kept or harbored in the tenant's apartment without Management's written permission. Dogs are not permitted on site, except to the extent they are required service animals. (SEE PET POLICY)
10. The water closets, basins and other plumbing fixtures shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags or any other improper articles be thrown into the same. Any damage resulting from misuse of such facilities shall be paid for by the tenant.
11. The use of water spigots located on and around the buildings is limited to plant watering only. They may not be used for automobile washing. Small kiddie pools must never be left unattended, and must be emptied and put away at the end of each day.
12. If in the sole opinion of the management, the services of an exterminator are required either within an apartment or within any apartment above, below or adjacent to the tenant's apartment, then the tenant shall permit the managing agent to enter into his apartment as often as the management deems necessary to employ such services.

13. The halls and staircase landings are to be kept clear of all possessions of tenant, nor shall any linens, clothing, curtains, rugs or mops be shaken or hung from any windows or doors.
14. Emergencies can arise where it becomes necessary for management to enter an apartment. Tenant shall not alter any lock or install a new lock on any door of their apartment without the written permission of management. If such permission is given, tenant shall provide management with a key. If, in case of an emergency, a door with an altered lock or a new lock has to be broken in order to obtain entrance, the tenant will be responsible for any damage incurred.
15. The lease provides that all rents are payable on or before the First day of every month, without exception. Any rents not received by this date will be considered delinquent. Where a tenant is persistently late with his rent the necessary legal steps will be taken to eliminate this problem. The tenant will be responsible for all legal fees incurred, if awarded in a court judgment.
16. All glass is to be maintained by the resident.
17. No one is permitted to lean out of windows or remove screens. Residents will be charged for broken screens.
18. No residents shall damage or destroy the exterior landscaping around the development. Vehicles shall not be operated or parked on grass or sidewalks. Including but not limited to moving or delivery trucks, motorcycles, or cars. This includes all motor vehicle whether owned, leased, rented, or belonging to guests. Tenants will be charged for damage to property.
19. No alterations or additions to the exterior of the building will be permitted including but not limited to the following: T.V. antennas, satellite dish, without the written consent of the management.
20. No one is permitted to change or alter the exterior of their front door, including but not limited to the posting of signs, stickers or decals.
21. All window shades, curtains, draperies or blinds must be lined in white so that there will be a uniform appearance throughout the development.
22. Each resident is required to take all garbage to his designated refuse area and properly deposited into the dumpster daily. Children under the age of twelve (12) shall not be permitted to take out garbage. Garbage is never to be left in hallways, entrance areas, yards or floors of the trash chute rooms. If any apartment should become a nesting place for vermin due to tenant neglect, the tenant will be billed for exterminating services.
23. No furniture filled or to be filled wholly or partially with liquids, including but not limited to waterbeds, shall be placed in the premises without the written permission of Management.
24. Under no circumstances are auto repairs, including but not limited to washing or oil-changes, permitted in the parking areas. Only changing a tire is permitted.
25. All automobiles are to be properly licensed, operable, registered with the office and display a current registration sticker. Only vehicles legally registered to an occupant of the apartment will be issued a sticker. Residents must obtain a temporary visitor pass from the management office for guests to display in their vehicle. Any vehicles not properly registered and tagged will be subject to towing at the vehicle owners expense. Vehicles must be moved in accordance with snow removal procedures. Any unmoved vehicles responsible for additional plowing fees will be charged to the tenant.
26. If applicable, it is the tenant's responsibility to remove snow from their townhome's stoop and connecting sidewalk.

27. Tenants, their families, guests, invitees, as well as staff, and management shall recognize that the Management office is a place of business and shall conduct themselves accordingly. Proper attire is required, and use of cell phones are not permitted.
28. Tenants and their families, guests and invitees are not permitted to loiter or cause disturbances in the building's lobby, common areas or anywhere on the building property. Failure to abide by this rule is grounds for lease termination.
29. Management has the right to bar individuals from the property. You must inform your guest(s) of all the Rules and Regulations. If Rules and Regulations are broken by your guest(s), they may be barred and/or arrested for criminal trespassing. If the Rules and Regulations are broken by a resident, it is grounds for termination of tenancy.
 1. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act [21 U.S.C. 802]).
 2. Tenant, any member of Tenant's household, or a guest or other person under the Tenant's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on or near project premises.
 3. Tenant or members of the household **will not permit the dwelling unit to be used for, or to facilitate, criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
 4. Tenant or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near project premises or otherwise.
 5. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control **shall not engage in acts of violence or threats of violence**, including but not limited to, the unlawful discharge of firearms, on or near project premises.
 6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this clause shall be deemed a serious violation and a material noncompliance with this Agreement. It is understood and agreed that a single violation shall be good cause for termination of this Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

The undersigned, lessee of Apartment _____, has read the foregoing regulations, and hereby accepts same as a condition of the lease, and agrees to abide by same.

DATE _____

LESSEE: _____

LESSEE: _____

MANAGER: _____