

RULES AND REGULATIONS

1. No additional locks or other similar devices shall be attached to any door without Lessor's written consent.
2. Lessee shall not install a waterbed, pool table, or any other unusually heavy item of furniture without prior written permission from Lessor.
3. Lessee shall not install or operate any machinery, refrigeration or heating devices or use or permit onto the Premises any flammable fluids or materials which may be hazardous to life or property.
4. Operation of electrical appliances or other devices which interfere with radio or television reception is not permitted.
5. Lessee may not barbeque or operate cooking equipment on porches or balconies. Smoke staining of porches, carports and overhangs will be considered damage and subject the lessee to possible penalties against the damage deposit.
6. Lessee shall not dispose of rubbish, rags, or other items which might clog toilets or sink drains into toilets or sink drains.
7. Lessee shall dispose of garbage and refuse by securely bagging or wrapping same and disposing of it in designated garbage containers or incinerators. Lessee shall not allow garbage containers to overflow and shall see to it that garbage container lids are fully closed and secure at all times.
8. Lessee shall not interfere in any manner with the heating or lighting or other fixtures in the building nor run extension cords or electrical appliances in violation of the Building Code.
9. Lessor may bar individuals from the building and/or Lessee's Premises. All guests and invitees of Lessee shall observe all rules and regulations of the building. If these provisions are violated by guests, they may be barred and/or arrested for criminal trespass, after they have received a barred notice and then have been placed on a barred list by Lessor. Violation of this rule are grounds for termination of your tenancy.
10. Lessor will repair any appliance malfunction; however, Lessor is not responsible for loss resulting from a malfunction of an appliance. Lessee understands that appliances will malfunction occasionally and Lessee must make every effort to report any malfunction.
11. \$50 per key will be charged to provide additional or replacement keys to the property.
12. If Lessee is locked out, it will be the Lessee's responsibility to contact a locksmith. Any cost incurred because of lockouts shall be borne by the Lessee. The lessee may ask the lessor if they are available to facilitate re-entry at the lessor's discretion and availability- subject to a minimal compensation for gas and time.
13. Lessee must secure renter's insurance. Lessee assumes the risks of not having renters insurance. Lessor cannot be held responsible for any damage of the Lessee's personal property.
14. Laundry. Lessee agrees to clean any lint filters and to keep the laundry area free of debris. Lessor shall not be liable for any personal injury or property damage arising from or relating to Lessee's use of any laundry facilities made available under this Lease.
15. Lessor provides no storage.
16. The dwelling to be occupied by Lessee and members of Lessee's household have been designated as a smoke-free living environment. Lessee and members of Lessee's household shall not smoke anywhere in the dwelling, nor shall Tenant permit any guests or visitors under the control of Tenant to do so.
17. Lessor is required to give the tenant notice of the default before bringing eviction proceedings or applying security deposit proceeds to the payment in default. [Generated by Local Assist™](#)
18. If permitted, lessee(s) accepts full responsibility for their pet(s) and further agrees to: 1) take all measures necessary to insure that people in and around the premises are not harmed or disturbed by their pets; 2) Pay for all damages or extra wear-and-tear that may result from keeping such pets including repainting of apartment, and cleaning or replacement of carpets; 3) Dispose of waste and litter in properly sealed plastic bags 4) House only those specific pets identified below. This permission cannot be extended without the written consent of the Landlord; 5) Hold Lessor free from all claims for damages and all additional expenses, including legal expenses, that may arise as a result of granting Lessee's request to house pet(s).
19. The Premises shall be occupied for residential purposes only, and only by the persons disclosed in this lease and on the Application for Lease submitted by Lessee in connection with the renting of the Premises. Lessee shall not engage in any activity, which will increase the rate of insurance

on the property. Lessee shall not allow trash to accumulate in the common areas of the Premises or allow objects to be thrown from windows. Lessee shall not hang objects out of windows or place objects on windowsills or ledges, which may fall and injure persons below. Lessee shall not keep any pet in the Premises without written permission being first obtained from Lessor. Lessee shall not use porches for cooking, sleeping or storage of furniture, bicycles or other items of personal property. In no case shall Lessee allow porches or decks to be overloaded or occupied by more people than would be reasonably safe based on the condition of such porch or deck.

20. Lessee is not permitted to cut or remove any trees or limbs larger than 3in in diameter without approval of the lessor.
21. Lessee acknowledges that lessee has read the Rules and Regulations and agrees to be bound by them.