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Rules and Regulations

1.1 GENERAL

1. For the comfort, convenience and benefit of all tenants, and to insure proper use and care of the premises, **you shall comply with all these Rules and Regulations** and shall not be permitted to:
 1. Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without the Lessor’s prior written consent.
 2. Cover or obstruct any window, door or transom with any items not approved in writing by Lessor.
 3. Allow water to run except when in actual use.
 4. Use balconies or patios for any purpose other than a place to stand or sit, or store object or equipment other than normal balcony furniture. They may not, as an example, be used to hang clothing, rugs, wash or items on, or as a storage depository of any kind, including but not limited to bicycles, strollers, wagons, toys, etc. No item or object may under any conditions be thrown or dropped off the balcony or porch. No covering shall be installed on balcony floors.
 5. Use or storage of a grill on balconies. Only acceptable on the ground and 15 feet away from any vehicles or structures.
 6. Allow live Christmas trees.
2. Absolutely NO candle burning is allowed in the apartments.
3. Quiet hours are observed from 9:30pm until 7:00am. You should limit the volume of TV, music, talking, etc. and not vacuum or wash/dry clothes during this time as a courtesy to other tenants in the building.
4. You are responsible for removal of any snow accumulation from balcony.
5. All keys and pass cards are for your sole use. You may not duplicate any keys without permission from Landlord. In the event you fail to return ALL keys and pass/key cards obtained from Landlord within 24 hours after surrendering the premises, ALL costs of rekeying or replacing said locks shall be paid by you upon billing and may also be deducted from your security deposit.
6. Keep the glass and/or screens in the windows and doors clean and in good repair. You will be charged to replace any broken glass or screens with equal quality and size as any that may be broken; You will pay for the cost to replace all electric bulbs, shades, or fixtures with the same quality and design and for the damage to floors, doors, sills, walls, counters, or other parts of premises.
7. Availability and use of recreational facilities, landscaped areas, drives, walks, other common areas, lockers, storeroom, wash machine, dryer or storage space in the building used by the tenants is furnished gratuitously and is not a part of the leased premises. Landlord will not be responsible for any loss or damage to any property, or to any person making use of the same. You, in making use of such spaces, does so at their own

- risk.
8. All heavy furniture is to have pads/coasters on legs to protect flooring.
9. Placement of rugs or door mats in the common hallway outside the apartment is not allowed.
10. Landlord will not be responsible for any non-observance of rules and regulations on the part of other tenants. Any violation of these rules and regulations constitutes a material breach of tenant’s rental agreement and may result in termination of tenancy and eviction.
11. **Windows and doors must be closed whenever the heat is on.**
12. During tenancy, and at the time of move-out, you must notify the office of any large items to be disposed of (**Ex: couches, mattresses, dressers, all electronics, etc.**) There is a fee generated from disposal services to remove such item, in which, you will be held responsible.

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Date Signed