

Property Name: _____

HOUSE RULES

It is the desire of the management to make each resident comfortable and happy during his or her stay. This can be quite a task in a multi-housing development where so many different types of people live with their differing likes, dislikes, customs, schedules and lifestyles. The purpose of the House Rules is to protect the peace and quiet enjoyment that each resident is entitled to. Accordingly, the management requires that the following rules be observed:

Office Hours: _____

Emergency: Call management, (____) _____

Disturbance: After 10:00 PM call the Police, (____) _____

Fire: Call 911. Then call the management.

Common Areas: Use of all common areas (patios, pool, clubhouse, barbeques, basketball court, etc.) Shall be between the hours of 9:00 AM and 10:00 PM. This means the barbeque or party must move inside your apartment QUIETLY after 10:00 PM so others may sleep.

Children: Parents are responsible for the supervision of their children. Children are not to play in the planter beds or stairways.

Guests: There will be an additional charge of \$_____ per _____ for extra persons beyond seven (7) days visit. Residents shall be responsible and liable for the conduct of their guests. Residents shall be responsible for reporting change in family or roommate size or composition to the management. All adult occupants must sign the lease.

Occupants: This complex allows a maximum of two residents per bedroom; or four residents per two bedroom unit.

Prohibitions: No barbeques are allowed on a balcony due to the potential for fire. Please use the patio areas. Storage of gasoline, cleaning solvents or other combustibles in or around the premises is prohibited.

Damages: Residents shall be required to pay for all breakage and all damage done to carpets, shades, windows, window dressings, screens, appliances, plumbing or any other portions of the premises including any damages to the landscaping or other common area.

Noise: Please respect the rights of other residents. Musical instruments, TVs, radios, stereos, etc., must be kept to a volume that will not disturb or upset others.

Parking: Unauthorized vehicles will be towed away at their owner's expense. All vehicles must be properly licensed. Broken down and inoperable vehicles look terrible, give the complex a bad name, and will likewise be towed at their owner's expense. Do not park in a red zone or in front of fire hydrants or building entrances. Covered parking is for residents, by assignment only. Uncovered parking is first come, first served. Each apartment has one assigned and one unassigned parking space. Additional spaces are available for \$_____ per month.

Automobiles: No auto repairs are allowed on the property except emergency actions needed to remove the vehicle to an auto repair shop (such as jumping a battery). Do not perform oil changes or other maintenance actions on the premises. Washing of vehicles on the property is prohibited. A coin-operated car wash is located nearby at:_____.

Pets: Please ask guests to refrain from bringing pets into your apartment or onto the premises. Dogs, cats, and other pets are strictly prohibited. Violation of this policy is cause for immediate termination of tenancy. Residents are responsible for all costs and damages resulting from violation.

Insurance: Please purchase renter's insurance. Theft, vandalism, freezes, fire, etc., are examples of personal losses which only you can insure against. Your personal property is not covered under the landlord's policy.

Lost Keys: If you lose your keys or accidentally lock yourself out of your apartment, ask the management to let you in. Do not ever climb up a balcony to enter the apartment. The danger is obvious. Also, do not ever remove a window screen. They are not removable from the outside, and will only be damaged or destroyed if you attempt to enter the apartment by removing a screen.

Resident

Resident

Apartment # _____

Date: _____