

1. RULES AND REGULATIONS

1.1 RULES AND REGULATIONS

Resident acknowledges receipt and review of the “Rules and Regulations” incorporated into this Lease Agreement. Resident agrees to abide by all federal, state and local laws and ordinances and agrees not to engage in any activity in or about the premises of the Property of an illegal nature, purpose or intent. Resident agrees that Resident, Resident’s guests, invitees, and occupants shall comply with all written rules and regulations and with all laws, and further agrees that failure to comply shall constitute a breach of this Lease. Manager may make rule changes by posting same on premises, in the Property or in writing and distributing to all residents; which changes shall become a part of this Lease. Resident further acknowledges that no pets, inclusive of visiting pets, are permitted in or about the rental unit without the prior execution and performance by Resident of the Pet Addendum. Resident agrees to abide by all provisions of applicable State Law, inclusive of those requiring Resident’s obligation to maintain dwelling unit. In addition to all other community policies promulgated herein and elsewhere, Resident covenants that Resident, occupant(s), their family, guest(s), invitee(s), and agent(s) shall not be disorderly, boisterous, and shall not disturb the rights, comforts, and conveniences of the Manager, its agent(s), representative(s), and/or employee(s) nor of other prospective, current and prior resident(s), their guest(s), or invitee(s) at the Property. If any occupant(s), guest(s), and/or invitee(s) of Resident and/or occupant (s) violates any provision of this Lease, the Resident shall be deemed to have violated this Lease for purposes of terminating this Lease if Manager so elects. Resident hereby agrees to be personally responsible to Manager for the costs and expenses incurred by Manager as a result of any damage to the premises, the Property and/or the Manager’s property, real or personal, caused by Resident, occupant(s), invitee(s) and/or agent(s) or Resident or occupant(s).

1.2 GRILLS / COOKWARE

No grills are authorized for use on the premises unless:

- a) allowed by the property rules
- b) property Grill Addendum has been signed and executed.

1.3 SATELLITE DISHES

Residents may not install antennas or satellite dishes that are located on the exterior of the structure. Only those which are inside of the unit are allowed.

1.4 BEDBUGS

This community has a comprehensive plan of action to follow when we encounter bedbugs in our community. Bedbugs are now a pandemic, not just here in the United States, but around the world. Following a systematic plan will ensure that issue is mitigated quickly and will protect other residents, family members, and guests in the community. Every effort is made to protect residents from the social embarrassment associated with having a bedbug infestation. Because self-treatment poses extreme dangers to residents and family, we require that a licensed pest management professional be engaged to help respond and treat infested apartments. Without full cooperation of the resident, this treatment program will not be successful. Because involving a pest management professional in the eradication

plan is very difficult and costly, we require residents to cooperate fully in the treatment solution and policies relating to controlling bedbug infestations. Integrated pest management requires that the resident, landlord and pest management professional work together. Lack of cooperation will result in termination of tenancy.

a. Landlord has inspected the unit and is aware of no bed bug infestation upon move-in of undersigned Resident(s).

b. Resident(s) claim that all furnishings and personal properties to be moved into the premises are free of bedbugs.

Resident(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities for the duration of the tenancy:

c. inspection. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.

d. duty to report. Resident shall report any problems immediately to Landlord. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. Manager will then be given access to rental unit for inspection within 24 hours of Resident being given written notice.

e. mandatory cooperation. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional will be called in to inspect and eradicate the problem.

f. bed bug treatment. In the event of a bedbug issue, Resident must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to:

Place all bedding, drapes, curtains and small rugs in plastic bags for transport to laundry or dry cleaners. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly. Call Management for removal and disposal. Empty dressers, night stands and closets. Remove all items from floors and bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable separately from non-washable items. Used plastic bags must be disposed of properly.

Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting. Items that cannot be washed must be taken to a dry cleaner who MUST be informed of the issue. You must safely discard ALL items that cannot be decontaminated.

Vacuum all floors, including the inside of closets. Vacuum all furniture including inside drawers and nightstands, mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discarding of properly. Use a brush attachment to dislodge eggs.

Move furniture toward the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Items must be removed from the closets to allow for treatment.

g. indemnification. Resident agrees to indemnify and hold the Landlord harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Landlord may incur as a result of the negligence of the Resident(s) or any guest occupying or using the premises.

h. property insurance. It is acknowledged that the Landlord shall not be liable for any loss of personal property to the Resident, as a result of an infestation of bedbugs. Resident agrees to obtain personal property insurance to cover such losses.

i. default. Any Default of this Agreement or of the Lease by Resident shall entitle Landlord to pursue all rights and remedies available under this Agreement, the Lease, or applicable law including, but not limited to, terminating the Resident's right to possession of the premises for material non-compliance. The following will be considered material non-compliance of the Lease and Agreement:

- Any misrepresentation by the Resident in this Agreement.
- Refusal to execute the Bed Bug Treatment Agreement.
- Failure to promptly notify the Landlord of the presence of bedbugs.
- Failure to adequately prepare for treatment in the sole discretion of the pest control professional.
- Refusal to allow the Landlord to inspect the premises.
- Failure of the Resident to have personal property insurance to cover damage or losses to furniture unless a signed Renters insurance addendum is present.
- Any action that prevents treatment of the Unit or potentially exasperates or increases the bedbug issue.

1.5 PARKING

Where parking is available, Tenant may park not more than (2) vehicles on the Property, provided that the vehicle is in working condition and is lawful. Further, Landlord may require every vehicle parked on the Property to be registered (a current copy of which must be provided to Landlord) and to have a parking permit displayed while the vehicle is parked on the Property. Tenant acknowledges, understands, and agrees that parking is entirely at Tenant's risk, and Landlord shall not be held responsible for any damage to, or loss from, any vehicle parked on the Property;

1.6 GENERAL PROPERTY RULES

We are happy that you chose to live with us and hope your stay with us will be a long and enjoyable one. We have provided these rules so that you and your neighbors will get the maximum enjoyment from your new home.

We intend to operate this apartment community in such a way as to afford you and your neighbors a clean, quiet and pleasant place to live in. In order to do this, we must insist that you and your visitors abide by certain rules and regulations.

- a. No Smoking is permitted inside of the property. Your security deposit is at risk if evidence of smoking exists in the Property
- b. Sidewalks, entry passages, halls and stairways are to be used only for the purpose of entering and exiting. Do not store grills, bicycles, or other vehicles in those areas as they constitute a hazard and look unsightly.
- c. Do not install wire, cables, satellite dishes, or aerials on the windows or other parts of the buildings or grounds.
- d. Use toilets, lavatories, tubs, drains, and other plumbing apparatus only for the purpose for which they were constructed. Throwing or sweeping rubbish, rags or other substances into them will clog them and make them unusable and you will be required to pay for any repairs caused by misuse. PLEASE do not put grease in toilets or drains as it will stop up the sewer line.
- e. Promptly report to the office any items that may require attention.
- f. Refrain from throwing anything out of windows or doors of the building.

g. Be careful with the use of windows, screens, doors, or locks and do not force their operation. Accounts will be charged accordingly for damages. If you have difficulties, contact our office for assistance.

h. All garbage should be properly wrapped and placed into garbage containers. These containers are provided for your convenience and use. Do not ever put your trash on top of the trash containers or into the wastebaskets in the laundry rooms.

i. Be considerate of your neighbors and reduce the volume of your stereo, T.V., or any other musical instruments after 10: 00pm so that the noise from your apartment will not disturb your neighbors. No loud parties, blaring radios, televisions, etc. will be permitted at any time.

j. Abide by the posted speed limits within the apartment community area.

k. You are responsible for your visitors whether they are in your apartment or elsewhere on the property of the apartment community.

l. Residents will be responsible for the acts of their minor children and guests who visit, and shall see to it that they do not cause damage to the apartment or to the community in general.

m. Do not alter your apartment by changing any partitions, doors, windows, or add any locks without specific written permission from the management.

n. Do not paint, put wallpaper, drill holes or put screws into any of the wall, ceilings, floors or doors.

p. Waterbeds are not allowed on premises.

q. No pets will be allowed in or about the premises without the prior execution and performance of the Pet Addendum. If Pets are found on the premises for any period of time, Tenant agrees to pay and additional \$50 in monthly rent for the remainder of the lease and remove the pet from the premises. Guide or leader dogs, hearing dogs, or service dogs of Tenants, their guests, or invitees that meet the identification and training verification requirements of State Law are not "Pets".

r. Do not use anything abrasive such as Ajax or Comet cleanser to clean bathtub or lavatory we recommend that you use a liquid cleaner, that won't scratch the finish.

Do not threaten or use profanity towards Landlord, Manager, or any staff member.

s. All window coverings must be appropriately cared for. Damaged window treatments will be repaired or replaced and you will be responsible to reimburse the Property for such damage within 10 days.

t. All motor vehicles must be maintained in an operational, non-hazardous condition at all times. No major repairs will be allowed within the apartment community area.

u. Vehicles must be registered at the management office and have legal tags and be in operable condition. Inoperable vehicles will be towed at the owners' expense.

v. Do not tamper with Fire Alarm System, smoke detectors, or elevators switches (if applicable), etc. Please observe the no smoking policy in all common areas.

w. Maintenance requests of an emergency nature will be accepted on a 24 hour basis. Emergency requests include no heat, plumbing repair involving running water of a flooding nature, (dripping faucets not included), commode stoppage which cannot be cleared by a plunger. Electrical hazards such as shorts, arcing, repeated breaker tripping, etc. Air conditioning is not considered as an emergency maintenance call unless resident is elderly or has a verified medical need document on file.

Although, if the temperature is to exceed 85 degrees we will attempt to service your air conditioner within 24 hours after receiving your call.

x. Do not allow any child under the age of 12 to do laundry without adult supervision or to play in the laundry room regardless of age. The laundry room is for Resident use only.

y. There is a fee for requested lock changes for reasons other than improper function. There is a charge per key for lost key replacement.

z. Lockouts are handled by maintenance during working hours, if after 5:00 pm you must call the properties posted emergency call number and maintenance will be contacted to let LEASE HOLDER OR LEGAL OCCUPANT ONLY into the apartment.

THERE IS A CHARGE FOR ALL LOCKOUTS AFTER BUSINESS HOURS AND WEEKENDS.

X _____

Date Signed