

RULES AND REGULATIONS

These rules and regulations are the general processes that must be adhered to in addition to your Lease. They are incorporated into your Lease by way of Paragraph 18 of your specific Lease and carry the full force and effect as if they were included with the Lease. The current list of rules and regulations are as follows:

- A. DO NOT PLACE GARBAGE ON THE OUTSIDE OF THE PREMISES except when it is in a trash can meant for the holding of such trash. Placing plastic bags of garbage outside by themselves is NOT an acceptable means of handling the trash.
- B. DO NOT USE CHARCOAL OR GAS GRILLS OR OTHER OPEN FLAME COOKING DEVICES WITHIN 15 FEET OF ANY BUILDING. This also includes deep fryers, bonfires, open pits and other such processes that may explode, ignite or catch fire accidentally.
- C. Residents shall keep the Premises in a neat, clean, good and sanitary condition and shall not drive nails or screws into the woodwork or walls, or allow the same to be done. Use only standard picture hangers for hanging pictures, mirrors and the like. Damage resulting from picture hanging is not considered normal wear and tear.
- D. Resident is responsible for plumbing malfunctions that may occur within the Premises. Do not throw rags, sweepings, matches, ashes, or other improper articles into any plumbing fixture nor shall any harmful cleaning products be used. Damages to dishwashers and other plumbing equipment shall be fully borne by the Resident.
- E. Floors shall not be cleaned with water (except kitchens and baths and any tiled surface). All hardwood surfaces must be cleaned with non-water based cleaning solutions. Do not use varnish on any floor.
- F. All exterior entrance keys that are not returned to the Manager at the end of the Lease will incur a charge of \$100.00. Resident shall not change or re-key locks without written permission from Manager. Manager will re-key the exterior door locks and any security systems since the previous Resident vacated the Premises. Any expenses due to damage to door locks or any security systems by Resident, Resident's family or guests shall be the responsibility of the Resident. Furthermore, all additional keys, keycards and/or postal keys shall also be returned simultaneously or incur a charge of \$50.00 for each additional key, keycard and/or postal key not returned.

- G. Clothing, mops, rags, and other articles shall not be hung from rail or windows or balconies, nor shall any item be stored on a patio or balcony (except for appropriate furniture).
- H. All draperies hung on windows shall require a light color backing and any blinds used shall be white or beige backed as well.
- I. The use of water containing furniture is prohibited without the express written consent of the Manager.
- J. Resident shall not store, install or use any unvented portable kerosene heater.
- K. Resident shall not keep or have or dispose of on the Premises any article or thing of a dangerous, inflammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of the Manager is obtained and proof of adequate insurance protection is provided by Resident to Manager.
- L. Manager shall not abuse the right to enter the Premises occupied by Resident but shall at all times give Resident reasonable notice, normally 24-hour notice, of Manager's intent to enter the Premises and enter the Premises during normal business hours when needed.
- M. Lessee shall at their expense provide the following upkeep to the property:
 - (i) Maintain the lawn, trees and shrubbery, including but not limited to; mowing, trimming, edging, clipping, watering and fertilizing.
 - (ii) Provide the preventative and corrective pest control, if needed, to the interior and exterior of the home.
 - (iii) Change the air conditioning filters at least once every two (2) months and shall be responsible for any damage or service calls by not following this procedure.
 - (iv) Keep in good condition all kitchen appliances
 - (v) Cause no violation of state or local zoning, home owner association covenants and restrictions, or any other applicable ordinances including, but not limited to, the parking of vehicles on unpaved areas.
 - (vi) Deliver all other services needed to keep the property in the same or better condition as received on the first day of occupancy.
- N. Resident will not provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to Resident by blood.

- O. Resident will not apply contact paper, wallpaper or mirrors to the Premises without the understanding that their responsibility is to return the walls to the same condition as they found them when moving in. All walls may be painted but only with latex based primer and/or paint. All bold colors painted must be repainted neutral upon the termination of occupancy
- P. Resident shall not misuse or overload appliances or utilities furnished for the enjoyment of the Resident.
- Q. Resident shall not allow litter about their Premises from any source.
- R. Resident shall not place anything on the outer edges of the sills of any window.
- S. Resident shall not install, erect or utilize any exterior clotheslines about the Premises.
- T. Resident may not install any wire, cable, antennae and/or satellite dish for radio, television and/or other purposes, in or about the Premises, except to the extent authorized by the Federal Communications Commission and only in compliance with the Manager's Notice of Intent to Install Device on Exclusive Area (copy available from manager upon request).
- U. Resident shall not keep in or about the Premises, or place in any unapproved container, any substance designated as, or containing components designated as, hazardous, dangerous, toxic, explosive, volatile or harmful and/or subject to regulation under any Federal, State or local law, regulation or ordinance.
- V. Resident shall not do anything that would violate any law or increase the insurance rates on the Premises.
- W. Resident acknowledges that any wading and/or swimming pool installed or erected or provided on or about the Premises is the full and sole responsibility of Resident. Any and all injuries and/or deaths are the sole and final responsibility of the Resident. Resident shall indemnify Manager from such claims or injury and/or death through the use and/or misuse of these pools and all areas contiguous to these pools.
- X. Resident shall at all times be courteous to neighbors and fully understand their rights to their quiet enjoyment of their property as well. This can include (but not limited to), adjusting music levels at night, controlling your children in the neighborhood, discarding items so that a neighbor's view is unsightly, etc.