



COMMUNITY RULES & REGULATIONS

DATE _____ PROPERTY NAME/NUMBER _____ UNIT NUMBER _____

RESIDENT NAME(S) _____

DEFINITION OF COMMUNITY RULES & REGULATIONS

As presently adopted, subsequently amended or modified, these Community Rules & Regulations are incorporated into the rental agreement executed or renewed this date and apply to all residents, their family, temporary residents and/or guests. Each resident is responsible for ensuring that his/her family and guests know and follow the Community Rules & Regulations. "Management" means the Owner or Owner's Agent, and includes the resident manager, if any.

GENERAL POLICIES AND COMMON AREAS

- Apartment entry areas, balconies, decks, patios and backyards are not storage areas. Areas visible to the outside must be kept neat and free of clutter: no trash, laundry, broken furniture, dead plants, empty boxes, storage items or unsightly objects are allowed in these areas.
- Common entrances, passageways or driveways must not be obstructed or used by residents for any purpose, other than entrance and departure.
- Garbage cans, household supplies, bottles and cans and other similar articles shall not be placed outside the apartment.
- No part of the common areas will be used for commercial activities of any kind. This shall not apply to the use of apartments by Management for display, marketing, or promotional purposes.
- No structure of a temporary character, trailer, tent, shack, barn or other building will be allowed in the common areas at any time.
- Modifications to the unit or any common areas are prohibited without Management's prior written approval.
- To request maintenance in your apartment, obtain a Maintenance & Repair Request form from Management. This form must be completed and signed by the resident.
- Excessive noise and activities such as skateboarding, roller-skating, roller-blading and sledding are not allowed.
- Running and/or playing in the parking lot is prohibited.
- Per the rental agreement, quiet time begins at 10:00 PM.
- Residents are responsible for the conduct of their guests who are expected to follow the Community Rules & Regulations.
- No alcoholic beverages are to be consumed in the common areas or parking lots.
- No resident shall cause or permit anything, including but not limited to, signs, awnings, canopies, shutters, radio or television antennas, satellite dishes or air conditioners to be displayed or affixed to the apartment unless allowed by law or written approval is granted by Management.
- Nothing shall be done in any apartment, or in common areas, which will impair the structural integrity of the building.
- To the extent prohibited by fire regulations, barbeques are not allowed on decks and balconies or within 10 feet of combustible construction. Barbeque may be allowed in common areas only with the express written permission of management

COMMON AREA FACILITIES

- Pool/Spa Laundry Fitness Room Recreation Room Other

Please observe any and all applicable addendums and or posted Community Rules & Regulations relating to above recreational facilities. In the event this Community has no specific common area facility rules & regulations, see reverse for general information concerning this subject.

YOUR APARTMENT HOME

- No Venetian blinds, awnings, draw shades or non-conforming curtains or drapes shall be installed on exterior windows without the written permission of Management. This includes reflector shades, tin foil, etc.
- No painting, staining or papering shall be done without the prior written permission of Management.
- Picture hooks are to be used for hanging pictures, mirrors or decorative items on the wall. Adhesive materials are not allowed.
- No signs, banners, or placards shall be posted in or about the apartment Community without the written permission of Management.
- Residents shall not conduct or permit the noisy use of any musical instrument, operation of radio/s (including vehicular stereo or radio), television, amplifier or loud speaker/s in a manner, which disturbs the residents of any other apartment.

PETS

- Pets are permitted and are subject to appropriate deposits and fees. Pet Agreement must be completed and signed. Residents are responsible for any and all damage caused by their pets. Guests' pets are not allowed.
- Pets are not permitted.

TRASH COLLECTION AND REMOVAL

- All trash, garbage and rubbish will be disposed of properly in approved receptacles and will not be stored in or around any unit.
- All trash from your home should be bagged, sealed or tied and placed in the trash containers.
- Do not place any burning materials or hazardous chemicals in the containers.
- Do not place old furniture/broken toys, etc. by the dumpster. Residents are responsible for removal of such items, and will be charged if they do not immediately remove these items upon request.
- All wet garbage must be wrapped.
- Boxes must be crushed before being placing in trash containers.
- Use recycling bins when possible.

INSURANCE

- No resident shall keep or do anything in any apartment or common area which will increase the rate of insurance on the buildings or contents beyond that customarily applicable for residential apartment use.
- No resident shall permit anything to be done or kept in any apartment or common area which will result in the cancellation of insurance on any building, or its contents, or which would be in violation of any Federal, State, County, or City regulatory authority.
- Management is not responsible for personal property left in the common area and facilities or any other location on the premises.
- INSURANCE REMINDER: THE APARTMENT BUILDING'S INSURANCE POLICY DOES NOT COVER THE CONTENTS OF YOUR APARTMENT OR PERSONAL LIABILITY. WE RECOMMEND THAT YOU OBTAIN A RENTER'S INSURANCE POLICY. IF YOU DO NOT HAVE THIS INSURANCE, WE STRONGLY URGE YOU TO CONTACT YOUR INSURANCE AGENT WITHOUT DELAY.**

Resident Initials _____

SECURITY

Security is very important to all residents living at our apartment Community.

- Should anything suspicious occur, report it immediately to the police and Management.
- Use all locks on doors and windows.
- Lockouts occurring after office hours are subject to a _____ fee (\$25 if left blank).

I have read, understand and agree to comply with both pages of these Community Rules & Regulations, including any future changes of which I receive written notice.

Name _____	Date _____	(Must be signed by each adult resident)
Name _____	Date _____	
Name _____	Date _____	
Name _____	Date _____	

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