

# RULES, REGULATIONS, AND MANAGEMENT POLICY

## USE & CONDUCT IN PREMISES

### 1. Use of Premises

Strictly residential. No commercial activity allowed. No solicitation. Follow all applicable laws.

### 2. Noise and Conduct

No shouting, loud music, strong odors, or harassment. Quiet hours: 11:00 PM – 7:00 AM.

### 3. Guest Responsibility

Tenants are responsible for their guests' actions and any damages or violations caused.

### 4. Supervision of Children & Occupancy

Children under 12 must be supervised. Guest stays:

- Over 7 days → must register
- Over 14 days → must apply for tenancy
- Max 2 adults per bedroom + 1 child

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## SAFETY & STORAGE

### 5. Fire Safety & Prohibited Items

No flammable storage (e.g., gas-powered items, grills). No such items in units, balconies, or common areas.

### 6. Restricted Access

No access to utility areas or equipment without permission.

### 7. Common Area Storage

No items in hallways, entrances, stairwells, or other public areas.

### 8. Modifications/Decorations

No drilling, screwing, adhesives without permission. Only approved hanging tools allowed.

### 9. Pets on Balconies

Must be supervised at all times.

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## ACCESS & PROPERTY STANDARDS

### 10. Locks and Keys

No altering locks. \$50 fee for lost/damaged mailbox keys.

### 11. Furniture & Window Coverings

No furniture stored in public areas. Only landlord-approved blinds.

### 12. Vehicle Regulations

No lawn parking, no blocking, no on-premises repairs. Leaks must be cleaned and vehicles removed.

### 13. Utilities Conservation

Report leaks, conserve energy, don't remove screens.

### 14. Antennas/Satellite Dishes

Prohibited without written consent.

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## PLUMBING, STORAGE & DISPOSAL

### 15. Plumbing Use

Only toilet paper allowed in toilets. Tenants liable for misuse.

### 16. Storage Restrictions

No flammable storage. Landlord not responsible for items after lease ends.

### 17. Bulky Waste Disposal

\$500 fine for improper disposal of furniture/appliances.

### 18. Cleanliness

Maintain units clean and sanitary.

### 19. Signs and Decorations

No exterior signage or decor without permission.

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## RESTRICTED BEHAVIORS & SUBSTANCES

### 20. Roof Access

Strictly prohibited.

### 21. Prohibited Items

No waterbeds, aquariums, or unauthorized equipment.

### 22. Lofts

Not allowed.

### 23. Smoking

Prohibited indoors and within 15 feet of any building.

### 24. Smoke Detectors

Do not tamper, disable, or remove batteries.

### 25. Illegal Substances

No possession, use, or sale of illegal drugs.

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## MAINTENANCE, CLOTHING, PARKING

### 26. Light Bulbs

Provided at move-in. Tenant responsible afterward.

### 27. HVAC Filters

Landlord changes monthly. Additional changes are tenant's responsibility.

### 28. Weapons

No display or use of firearms, knives, or similar on property.

### 29. Dress Code & Alcohol

Proper attire in public. No shirtless or barefoot individuals (except pool). No public alcohol use.

### 30. Parking Regulations

No commercial vehicles, boats, or RVs. Guest parking requires visible passes. Speed limit: 5 MPH.

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## MAINTENANCE & RENTALS

### 31. Maintenance Requests

Submit via Tenant Portal. Damages from violations are tenant's responsibility.

### 32. Short-Term Rentals

Strictly prohibited (e.g., Airbnb, Vrbo). Violation = immediate termination and deposit forfeiture.

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## TRASH & RECYCLING RULES

### 33. Trash Disposal

- All trash must be securely bagged before disposal
- Do not place boxes in the chute. Flatten and place them in the designated first-floor waste room
- Follow recycling regulations
- No toxic or combustible materials
- No car batteries, oils, or petroleum-based products
- No furniture or appliances in or near trash areas
- Keep all trash areas clean and free of litter

## NOTE

- Rules and Regulations are posted at each amenity location and must be followed at all times.
- Landlord reserves the right to modify amenity hours or restrict access for maintenance, repairs, or repeated violations.
- Tenants who repeatedly disregard the Rules and Regulations may lose access privileges, be subject to monetary fines, or face lease termination.