

## ADDENDUM TO LEASE, COMMUNITY RULES AND REGULATIONS

The following Community Rules and Regulations (hereinafter referred to as "Rules") are a binding part of your Lease with your Community. We provide these Rules for your benefit and the benefit of the other residents of your Community. Please understand that any violation of any of these Rules causes increased operating expenses, including, but not limited to, clean-up costs, increased management and labor cost, and increased utility costs. Please further understand that any violation of one of these Rules constitutes a default under the Lease, allowing us to remedy such default as outlined in your Lease and as provided by law. In accordance with your Lease, and the Security Deposit, you will be charged for any violation of these Rules in order to offset those increased costs. Such charges are due and payable at the same time as the succeeding month's rent. Capitalized terms not defined herein shall have the same meaning ascribed to them in the Lease.

### ***CERTAIN AMENITIES MENTIONED MAY NOT BE AVAILABLE AT YOUR COMMUNITY AND CORRESPONDING RULES MAY NOT APPLY.***

1. **ANIMALS/PETS.** Animals are not allowed at the Community or on the Leased Premises without the prior written consent of Landlord. The following shall apply to a violation of this policy:  
*First:* A written warning will be issued to the Resident specifying the complaint along with a \$100.00 fine and Landlord may, in its sole discretion, declare the Lease to be in default. The Resident will be given 24 hours from the time of receiving the notice to find a home for the animal.  
*Second:* A charge of \$300.00 will be assessed against the Resident, and the Landlord will declare the Lease in default.  
***The charges above DO NOT cover damages or destruction due to urine, carpet repair, etc. caused from a violation of this policy. Fines will be given to any resident or guest who does not adequately pick up after their animal on site. Such fine amounts will be assessed consistent with the Community's Animal Addendum.*** This includes, but is not limited to animal waste, destruction of property by the animal, or any material associated with the animal. All payments and fees charged herein are due immediately upon receipt of an invoice from Landlord.
2. **MOTOR VEHICLES AND PARKING.** When entering or leaving a designated Parking area, any vehicle shall be operated carefully and at a speed not in excess of **ten (10) miles per hour**. ***The usage of the designated parking area or any other space for storage of boats, trailers, trucks, large vans, buses, motor homes or any item other than your vehicle is prohibited. BOATS, TRAILERS, & RECREATIONAL ALL TERRAIN VEHICLES ARE NOT ALLOWED AT THE COMMUNITY.*** Resident agrees to abide by all normal parking practices and disruptive or illegal parking practices shall be prohibited, including, but not limited to, double parking, parking in fire lanes, obstructing the flow of traffic, parking in prohibited areas, parking on landscaped areas, blocking trash receptacles or otherwise violating parking provisions in force from time to time. Resident shall not allow any vehicle to be parked in the Community in an area other than in a designated parking area, or any non-operative vehicle to be placed in the designated parking space or elsewhere in the Community. In the event of non-compliance, the vehicle shall be towed by the Landlord at the expense of the Resident. All parking shall be entirely at Resident's risk, and Landlord does not guarantee the safety or security of any vehicle. Resident agrees to abide by the Parking Regulations established by Landlord. In the event parking decals shall be required, Resident agrees to display such decal as instructed. Resident agrees that for such violation of any reasonable parking regulations in force from time to time, including failure to display such decal, Resident's vehicle and the vehicles of Resident's guests may be subject to being towed at Resident's expense or to fines put in force by the Landlord from time to time. Performing mechanical work thereon is strictly prohibited unless special areas are designated in Landlord's sole discretion. Due to the chemicals in the city water and the continued problem of Resident(s)/Guest(s) breaking sprinkler heads in landscaped areas, Landlord will not be held liable for streaking or sun spots caused by water hitting Resident(s)/Guest(s) vehicle.
3. **DECORATING.** Resident may hang pictures or mirrors on the walls of the Unit utilizing bulldog picture hangers only. NO GLUE, TAPE, ADHESIVE PUTTY OR STICK-ON TYPE HANGERS, NAILS, SCREWS OR OTHER DEVICES SHALL BE USED WHATSOEVER. Excessive hanging of pictures, posters, mirrors or other items of similar nature will be treated as damage by Resident and considered damage beyond ordinary wear and tear. DO NOT HANG ANYTHING ON THE DOORS. Waterbeds are not allowed in the Unit without the express written consent of the Landlord and only on the ground level.
4. **WINDOWS AND TREATMENTS.** Landlord provides blinds on windows and such blinds will not be removed or taken down. If Resident installs any curtain rod brackets, curtains, drapes over the blinds, any damage will be repaired or removed by Resident or at Resident's expense. Damage to property, including but not limited to paint, plaster, cabinets, carpets, floors or damage to any part of the Unit caused by leaving windows and/or doors open during inclement weather will be the responsibility of the Resident. Use of foil and other similar unsightly materials, including but not limited to, neon or flashing signs, advertising, etc., over windows is

strictly prohibited. No signs can be placed on the inside of the Unit that are visible from the exterior of the Unit. Windows and doors shall not be obstructed.

5. **PATIOS AND DECKS.** Patios and decks shall not have any clothes, rugs, towels, or other items hanging on or over balconies. Patios and decks will be kept neat and clean and will not be used for storage of automobile tires, unsightly or heavy items or garbage or refuse. Only outdoor furniture and related patio items may be placed outside. MAXIMUM CAPACITY IS LIMITED TO SIX (6) PEOPLE ON EXTERIOR DECKS. TO THE EXTENT PERMITTED BY APPLICABLE LAWS, LANDLORD SHALL NOT HAVE ANY RESPONSIBILITY OR LIABILITY FOR DAMAGE OR INJURIES DUE TO OVERLOADING OF DECKS. Landlord reserves the right to impose reasonable fines for the violation of this provision. ***Grills are not allowed on the decks or patios. Charcoal grills are allowed to be used on site, but must remain 15 feet away from any buildings during use. PROPANE TANKS are NOT allowed on site at any point in time. Landlord reserves the right to impose reasonable fines for any violation of this provision.***
6. **TRASH AND GARBAGE.** All trash and garbage shall be placed into dumpsters in locations designated by Landlord. Resident shall not place any trash on top of or beside the dumpster. Landlord reserves the right to impose reasonable fines for the violation of this provision as well as for littering by Residents (including, not limited to, cigarette butts, beverage bottles/cans in the Community Common Areas). No rubbish, garbage or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of the Unit or Community so as to render any portion unsanitary, unsightly, offensive or detrimental to other residents. Should Resident fail to keep the yard of the Unit free from trash and garbage, Resident will be fined a **\$25.00** fee per bag (daily). This fee will also be charged if Resident:
  - a) leaves trash or garbage by any entrance,
  - b) does not clean the Unit and the Community Common Areas (including the parking lot) by 9:00 a.m. the day after a party or
  - c) does not clean Resident's litter in and around the pool areas.***\*Management reserves the right to increase fines according to the severity of any violation and to compensate Landlord for the cost of remedying the same.***
7. **CIGARETTE BUTTS.** All cigarette butts should be placed in designated containers. A fine of \$25.00 will be assessed for excess littering of cigarette butts outside of a unit. **CIGARETTE BUTTS DISCARDED IN LANDSCAPED AREAS ARE A FIRE HAZARD.**
8. **KEYS.** Landlord shall be entitled to retain a key to the Unit and mailbox for emergency usage or as otherwise permitted by this Lease. Landlord shall not be responsible for replacing lost or misplaced door or mailbox keys. Resident(s) shall not re-key any locks or install or replace any locks on or in the Unit or mailbox. Failure to return all keys will result in a \$50.00 penalty. If the Resident becomes locked out of the Unit, the Resident will be charged a minimum of \$50.00 to gain re-entry during non-business hours.
9. **DOORKNOBS/LOCKS.** Resident may not replace or change any doorknob/lock.
10. **GUESTS.** Although Resident(s) may have visitors from time to time, it is understood that occupancy of the Leased Premises is expressly reserved for Resident only, and any person(s) occupying the Unit as a guest for more than **three (3) days** during the Lease Term shall be treated as guests only if the Landlord is notified in writing by Resident and consents thereto. Otherwise, the occupancy of the Unit by an unauthorized guest in excess of **three (3) days** shall be deemed a breach of this Lease, and Landlord shall be entitled to recover from the Resident and guest (whose liability shall be jointly and severally) an amount of rent equal to that being paid by Resident, in addition to the right of Landlord to declare the Lease in default and pursue any of Landlord's other remedies provided hereunder, under the Lease, or by law. Resident shall be responsible for Resident's guests to a reasonable number in light of the limited space available within the Unit. Residents shall not utilize Common Areas in such a way as to impose upon other residents' enjoyment of the Community. Landlord disclaims any responsibility for the safety or security of Resident's guests, and Resident will indemnify, defend and hold harmless Landlord against any cost, expense or loss of any kind arising out of or related to claims made by Resident's guests against Landlord.
11. **PLUMBING.** Resident shall not place any paper towels, sanitary napkins, tampons or Q-tips in any toilet. Resident shall not use any toilets, drains or other plumbing apparatus for any purposes other than those for which same were designed, and Resident shall not permit any dirt, sweepings, rubbish, rags, ashes or other substance to be placed therein.
12. **APPLIANCES AND FIXTURES.** Resident shall keep appliance manuals together and refer to manuals if unsure how to use appliance. The cost of any repair or service to any appliance, plumbing or fixture due to improper use by Resident, shall be paid by Resident.
  - Ovens: Ovens are self-cleaning. DO NOT USE OVEN CLEANER.
  - Refrigerator: Please note that if the refrigerator is moved out too far or is not moved back carefully, the supply line to the icemaker may become loose or crimped causing minor to severe leaks. Any and all damage will be charged to Resident(s). Please call the office to set up an appointment with maintenance if help is needed.
  - Dishwasher: Overloading of dishwasher is prohibited. Only detergents made for automatic dishwashers shall be used. Please do not attempt to wash clothes in the dishwasher.
13. **UTILITIES.** During the months of cold weather, Resident will see that the heat is not cut off and the thermostat shall not be set lower than 65 degrees Fahrenheit and Resident shall take any other necessary steps to prevent bursting of water pipes serving the Unit.

Resident shall be liable for any and all damages caused by failure to take such reasonable precautions, including damage to personal property of others. Resident must keep utilities (electricity, water, etc.) turned on throughout the Lease Term to maintain appliances in operating order and provide heat in cold months. During vacations, DO NOT TURN OFF POWER as power affects the refrigerator – food spoilage, heat-water pipes and security system. Any damages from utilities being turned off until Landlord gains possession shall be paid by Resident. If Resident chooses not to live in the Unit at any time during the Lease Term, Resident is still responsible for his/her portion of all utilities until the Expiration Date.

14. **POWER FAILURE.** In the event of power failure, Resident(s) shall check the circuit breaker inside the Unit before reporting such power failure to Landlord.
15. **LIGHT BULBS.** Resident, at Resident's expense, shall be responsible for replacement of all interior/exterior light bulbs and tubes after Lease Commencement. All bulbs and tubes must be operational at the time the Resident vacates the Unit. Colored bulbs are not allowed in front door or back door exterior light fixtures. Residents may not remove front or back door exterior light bulbs or globes. Landlord reserves the right to impose a reasonable charge for replacement of front or back door exterior light bulbs or globe if removed. Resident must contact maintenance staff if help is needed replacing any of the bulbs originally supplied by Landlord.
16. **CARPET.** Use caution with the following substances as they will bleach/stain your carpet; fingernail polish remover, acne medicine, bleach, plant food, Kool-Aid and grape juice.
17. **COUNTER TOPS.** Residents shall not use the counter top as a cutting board.
18. **AIR CONDITIONING FILTERS.** Landlord shall have the return air filters changed in a manner deemed appropriate to Landlord to insure proper maintenance of the heating and cooling units. Landlord shall be entitled to enter the Unit to perform such maintenance upon reasonable notice.
19. **GENERAL MAINTENANCE.** Resident shall keep and maintain the Unit in a clean, safe, orderly, sightly and sanitary condition. Resident is responsible for promptly reporting any damage done or need for repair to Unit to Landlord. Windows and doors shall not be obstructed. Nothing shall be thrown out of the windows or doors. Resident shall close windows and doors during the absence of Resident and during inclement weather to avoid damage or loss. Resident is liable for any damage to interior resulting from failure to exercise reasonable care.
20. **SAFETY.** Resident shall notify Landlord of any burned-out exterior lights, faulty locks (including windows) or lost keys. Resident shall immediately report to Landlord any suspicious persons, storage vehicles or unusual activities in or about the Community. Prior to allowing entry into the Unit, Resident shall demand credentials from all maintenance personnel.
21. **STORAGE.** Storage of any flammable or explosive items is strictly prohibited in, on or about the Unit and the Community.
22. **SOUND AND COMMON AREAS.** Resident shall respect the privacy of all other residents in the Community, and no televisions, stereos, radios, or noisy parties or other uses, which emit noise, which is audible outside the Unit is permitted. No band instruments shall be played in the Unit or in the Community. No music lessons, either vocal or instrumental shall be permitted on the Unit or the Community. No CB base stations or radio or television or wires are permitted outside the Unit. No wiring or cables whatsoever other than those furnished by Landlord with the Unit is permitted. Accordingly, no obnoxious, boisterous or offensive activity shall be carried on, in or around any Unit or the Community. Each Resident, his family and guests shall refrain from any act or use of the Unit or Community which could reasonably cause embarrassment, discomfort, annoyance or nuisance to any other resident of the Community. The Landlord acknowledges the right of Resident to entertain friends and to have parties (inside only), but requires that order and tranquility prevail. No obscene, indecent or lascivious conduct shall be permitted whatsoever within the Community or within the Unit when such conduct can be seen or overheard by persons adjacent to or in the Community outside the Unit. **BLOCK PARTIES ARE STRICTLY PROHIBITED.** No reckless or dangerous conduct shall be permitted within the Community, in the parking lots, or at the entrances to the Community. No motor vehicle of any type or description and no bicycle shall be permitted upon the Community except upon impervious surfaces such as concrete or asphalt, which were intended for such purposes. No motorcycle shall be permitted within the parking lots except in the areas designated for it.

**Unless specifically provided elsewhere, the following shall apply to complaints concerning Resident's violation of the Community Rules:**

First: A written warning will be issued to the Resident, specifying the complaint that was filed.

Second: Upon a second complaint, which is not disproved by Resident, a \$50.00 fine will be assessed against Resident.

Third: Upon a third complaint, which is not disproved by Resident, a \$100.00 fine will be assessed and the parent or sponsor signing the Guaranty will be notified.

Fourth: A fine shall be imposed in the amount of \$200.00 and Landlord may, in its discretion, declare the Lease to be in default. In order for a Resident to disprove a complaint, it is understood that the burden of proof is upon the Resident who must refute such charge with clear, convincing and indisputable evidence. Landlord expressly retains the right to increase the fines set forth herein if the initial fines do not prove to be significant enough disincentive. Such fines are expressly included as an item guaranteed in the Guaranty Agreement form.

- 23. SOLICITATION.** Solicitation shall not be permitted anywhere in the Community or on the sidewalks adjacent to the Community, either by Residents or outside solicitors for business purposes, political purposes or for religious purposes. Please report all violators to the office immediately.
- 24. AMENITIES.** Use of the pools shall be governed by the Rules and Regulations posted in the pool areas and shall be at the risk of Resident and Resident's family and guests. No guest shall be permitted at the pool, clubhouse or recreation facilities except in the accompaniment of a Resident. To the extent permitted by Applicable Laws, Resident does hereby indemnify Landlord and Landlord's management company, and hold Landlord and Landlord's Management Company harmless against all claims for personal injury sustained by Resident and Resident's family and guest in their use and enjoyment of the pool or other provided facilities within the Community. This section does not exculpate or limit the liability or costs of the Landlord arising as a result of the Landlord or Landlord's management company's willful misconduct.
- 25. HOT TUB.**
- Hot tub hours are from 10:00 am to 10:00 pm Sunday through Thursday, and 10:00 am to 12:00 am on Friday and Saturday.
  - Do not exceed the maximum number of users.
  - Persons under the age of 14 must have adult supervision.
  - Anyone with a communicable disease capable of infecting others is prohibited from using the hot tub.
  - No glass containers. Keep all breakable objects out of the hot tub area.
  - No food.
  - Proper swimwear must be worn at all times. Loose articles dropped into hot tub will burn out the motor.
  - For your convenience, a timer has been installed on the hot tub.
  - No more than 2 guests per Resident at any given time. Guests must be accompanied by Resident.
  - If you are pregnant, do not use the hot tub without medical consultation. Do not allow small children to use the hot tub. Hot water exposure limitations vary from person to person.
  - If you suffer from heart disease, diabetes, high or low blood pressure or other health problems, do not enter the hot tub without prior medical consultation with your doctor. Overexposure to hot water may cause nausea, dizziness and fainting.
  - Do not use the hot tub while under the influence of alcohol, narcotics or other drugs that cause sleepiness, drowsiness or raise/lower blood pressure.
  - Do not use the hot tub if the temperature is above 104 degrees Fahrenheit (40 degrees Centigrade). Lower water temperatures are recommended for extended use (exceeding 10 – 15 minutes) and for young children.
  - Enter and exit slowly.
  - Do not place electrical appliances (telephone, radio, TV, etc.) within five feet of the hot tub.
  - Do not operate the hot tub during severe weather conditions, e.g. electrical storms or tornadoes.
  - Do not use or operate the hot tub if the suction outlet cover is missing, broken or loose.
- 26. GLASS CONTAINERS ARE NOT ALLOWED AT OR AROUND THE POOL AREAS. THERE WILL BE A FINE FOR THOSE RESIDENTS OR THEIR GUESTS FOUND TO HAVE GLASS AROUND THE POOL.**
- 27. TRANSFERS.** Transfers from one unit to another unit in the Community must be approved by Landlord in advance in writing, and in such event, new deposits must be made and new leases must be signed prior to any such transfer. Transfers are not permitted until after you have occupied your Unit for no less than six (6) months unless otherwise agreed by Landlord. No transfers shall be permitted within thirty (30) days of the Expiration Date, and you will be required to execute a new lease, which may start upon expiration of your then-current Lease. Landlord reserves the right to transfer Resident at Landlord's reasonable discretion. Resident will receive reasonable notice prior to any such transfer. Mid-year transfers will be charged a \$200 transfer fee, unless transfer is not mandated by Landlord.
- 28. NUMBER OF RESIDENTS PER UNIT.** The number of residents per unit cannot exceed the number of bedrooms in the unit, unless stated otherwise per your Lease.
- 29. NUISANCE.** Resident shall not suffer, allow or permit any vibration, noise, light, odor or other effect to emanate from the Unit, or from any machine or other installation therein, or otherwise suffer, allow or permit the same to constitute a nuisance or otherwise interfere with the safety, comfort and convenience of Landlord or any of the other occupants of the Community or the guests and invitees or any others lawfully in or around the Community. Upon notice by Landlord or occupants of the Community to Resident that any of the aforesaid is occurring, Resident agrees to forthwith remove or control the same. Landlord does allow parties, but expects Resident to be responsible. Resident or Resident's Guest(s) shall not damage the Unit or surrounding Community including landscaping. Any garbage or trash is to be picked up promptly, but not later than the following day by 12:00 noon (this includes the parking lot). Keep noise level down to reasonable levels.
- 30. VACANT BEDROOMS.** Use of vacant bedrooms within the Unit is strictly prohibited. All residents within the Unit will be equally billed monthly rent and charged for cleaning and repair of any vacant bedrooms used in violation of this provision. It is understood that Resident will be occupying the Unit jointly with other Residents, and Resident shall also be held liable for a pro rata share of

any damages to the Unit Common Areas including, but not limited to, its furnishings, fixtures, walls, ceiling, floor, windows, screens and doors unless the party solely responsible for such damages can be reasonable reasonably ascertained.

**31. SPRINKLER SYSTEM.** Tampering or interfering with any alarm equipment and/or safety installations is strictly prohibited. Residents must be careful not to trigger the overhead sprinkler system in units. A simple depression of the sprinkler head will result in a total draining of water from the system. Landlord will not be responsible for any damages incurred from such situations. Resident will be responsible for the payment of all damages from activating the system, which could also include an entire building.

**32. CARPET AND/OR VINYL REPLACEMENT.** Resident(s) agrees to be responsible for the full cost to replace the carpet and/or vinyl in the unit and bedroom designated above. If Unit Common Area carpet and/or vinyl should need replacing, the replacement will be of similar and like material and the Resident will share the cost of replacement in equal amounts with other residing Resident's sharing the Unit Common Area.

The cost of carpet and/or vinyl replacement for this floor plan will be determined at move out and subject to current market rates by vendor. At move-out, if the carpet and/or vinyl must be replaced due to animal damage, the assessed cost to Resident(s) will be actual cost to replace the carpet and/or vinyl charged by the contractor to the Unit(s) and any other charges that may result from an animal.

In the event that Resident does not pay such sum within ten (10) days of being notified that such sum is due, either through a security deposit disposition notice or otherwise, Landlord shall be entitled to pursue any and all rights and remedies provided for in the Lease to collect such sum from Resident including, but not limited to, filing suit to recover such sum and reporting such sum as being due to the appropriate credit reporting agencies.

**33. PACKAGE RELEASE.** Resident agrees to the following: I give permission to the Landlord, Landlord's representatives, managing agents, and employees to accept packages on my behalf. I also hold harmless and understand that the Landlord, Landlord's representatives, managing agents, employees and all other subsidiaries are not liable or responsible for the acceptance of such packages that are delivered to Resident(s) by the United States Postal Service, UPS®, FedEx®, FedEx Express®, or any other mail delivery service.

This shall include packages that are delivered to the leasing office or that are left outside the Resident's Unit by the deliverer. Resident(s) shall be responsible for notifying senders of the proper address (including Unit number) and delivery methods to ensure the package is received.

In addition, I fully understand that the Landlord, Landlord's representatives, managing agents, and employees have the right to refuse acceptance of any package(s) and return any packages if not removed from the management office within 3 business days.

**34. PHOTOGRAPH AND VIDEO RELEASE.** Resident agrees to the following: I hereby grant to Landlord permission to the rights of my image, likeness and sound of my voice as recorded on audio or video tape without payment or any other consideration. I understand that my image may be edited, copied, exhibited, published or distributed and waive the right to inspect or approve the finished product wherein my likeness appears. Additionally, I waive any right to royalties or other compensation arising or related to the use of my image or recording. I also understand that this material may be used in diverse educational settings within an unrestricted geographic area. I understand this permission signifies that photographic or video recordings of me may be electronically displayed via the internet or in the public educational setting. I will be consulted about the use of the photographs or video recording for any purpose other than those listed above. There is no time limit on the validity of this release nor is there any geographic limitation on where these materials may be distributed. This release applies to photographic, audio or video recordings collected as part of the sessions listed on this document only.

I acknowledge that I have completely read and fully understand the above release and agree to be bound thereby. I hereby release any and all claims against any person or organization utilizing this material for educational, training, and marketing purposes.

**35. RESIDENT COMMUNICATION.** You consent to our use of your cell number for texting and your email addresses to communicate with you regarding the Lease, the Community, the Leased Premises and your residency. Except for notices to vacate and any other legal notices which specify a particular method of delivery, we may send you any notices or information via text or email. You may send us information via text or email except as providing or required under the Lease.

**36. PRIVACY POLICY.** The purpose of this policy is to outline some of our procedures relating to the confidentiality and security of sensitive personal information, including social security numbers, disclosed to us by prospective and existing residents. For purposes of this policy, the term "sensitive personal information" shall mean an individual's first name or first initial and last name in combination with any one or more of the following items, if the name and the items are not encrypted: (i) social security number; (ii) driver's license number or government-issued identification number; or (iii) account number or credit or debit card number in combination with any required security code, access code, or password that would permit access to an individual's financial account. This term does not include publicly available information that is lawfully made available to the general public from the federal government or a state or local government.

- Collection and use of sensitive personal information. When you apply to rent a bed/bedroom in our community, we will ask you to disclose certain sensitive personal information on your rental application and possibly other lease documentation. This sensitive personal information will be used by us for business purposes including confirmation of your identity, determination of your eligibility for rental and collection of amounts you owe.
- Protection and access to sensitive personal information. We will keep the sensitive personal information you provide to us in our files. If you become a resident in our community, we will keep the sensitive personal information in a resident file. If you do not become a resident, we will keep your sensitive personal information in a general file. Personnel with the Landlord and management company, if applicable, will have access to our files. We also reserve the right to disclose sensitive personal information for business related reasons to others such as independent contractors, credit reporting agencies, collection agencies or prospective purchasers or their agents in a manner allowed by law.
- Disposal of records containing sensitive personal information. It is our policy to dispose of records that contain sensitive personal information by shredding, erasing, or by other means making the sensitive personal information unreadable or undecipherable.
- Taking corrective action. In the event that you experience identity theft or we discover that there has been unauthorized acquisition of computerized data that compromises the security, confidentiality, or integrity of sensitive personal information, as defined above, we will comply with all applicable law with respect to taking appropriate corrective action.

This policy has been designed to meet the requirements of applicable law with respect to the adoption of a privacy policy. Nothing contained in this policy shall constitute a representation or warranty of any type whatsoever that sensitive personal information will not be misplaced, duplicated, or stolen. No liability is assumed with respect to any such occurrences.

**37. FITNESS CENTER AND RECREATION ROOM.** The fitness center and recreation room are for the use of Residents and their guests or invitees. Guests and invitees must be accompanied by Resident. Persons under 14 must have adult supervision.

- Residents are reminded to keep body clear of weights and other moving parts when using fitness equipment.
- Do not use equipment if you are taking any medication that causes drowsiness or may impair your motor skills.
- Residents are not to make repairs on fitness equipment. Report any problems to Landlord.
- Use the equipment only in the manner intended by the manufacturer. Improper use of equipment may cause serious injury or death.
- Residents are requested not to use, adjust or operate fitness equipment beyond their physical limitations.
- Residents are requested to report vandalism and unauthorized users. Vandals will be prosecuted.
- Drinks are not permitted. No glass containers are permitted. Food is not allowed in the fitness center or near equipment in the recreation room. No alcoholic drinks are allowed in the fitness center or recreation room at any time.
- Residents are responsible for cleaning up any area where they have left a mess, and cleaning of machine after use.
- Smoking is not permitted.
- Residents are not authorized to remove equipment or furniture from the fitness room, recreation rooms, or other common areas.
- Resident shall not bring any pets or animals within the fitness center or recreation room. Assistance Animals are not considered pets for purposes of this prohibition.
- Resident's failure to comply with these instructions may result in loss of privilege in using fitness equipment.
- To the extent permitted by applicable laws, Landlord will not be held responsible for any personal injury and or punitive damages as a result of fitness equipment use, application or negligence.
- Landlord reserves the right to change hours of operation when it solely deems appropriate as the result of, among other things, abuse or vandalism of the equipment or fitness room.

**FITNESS CENTER RELEASE.** For and in consideration of Landlord allowing the undersigned to use the exercise and weight room (the "Fitness Center"), Resident agrees to the following:

- Neither the Landlord nor its agent is responsible or liable for any loss, damage or injury that I might sustain as a result of my use of the Fitness Center. I agree that my use of the Fitness Center is at my own risk and I assume responsibility for any personal injuries, which may result, from my use or use by my guests of the Fitness Center.
- I agree to indemnify and hold harmless the Landlord and its agent from and against any and all claims or demands, cost or expenses arising out of or in any way related to my or my guests' use of the Fitness Center, including, but not necessarily limited to, any of my or my guests' of the Fitness Center.
- I agree to follow all Rules and regulations established by the Landlord and its agent with respect to the use of the Fitness Center. I understand that any instructors in the Fitness Center are independent contractors and neither they nor the Landlord and its agent are not to be relied upon for my health or safety. I hereby represent to the Landlord and its agent that (1) I will only use the equipment in the Fitness Center which I am capable of using and understand how to use safely, (2) I do not have

any health problems which would restrict my ability to use the Fitness Center; and (3) whether or not any health problems exists, I am using the Fitness Center at my own risk and discretion.

**38. CONTROLLED ACCESS GATE NOTIFICATION.** For and in consideration of the Lease of which this Addendum is a part, the undersigned Resident certifies that he or she has read and understands and agrees to the following (to the extent applicable to the Community):

Resident acknowledges that Landlord has furnished a controlled access gate ("Gate") on the Property for the sole purpose of protecting the Community and not for Resident's security; any benefit Resident may receive is only incidental to the purpose of protecting the Community.

The installation or use of the Gate shall not in any way prevent Landlord, at any time, from permanently removing the Gate. Landlord has absolutely no obligation to continue to maintain the Gate and should Landlord elect at any time to remove the Gate, Landlord shall be under no obligation to notify Resident of the removal and the removal shall not be a breach of any express or implied warranty, covenant or obligation.

Resident represents and warrants that Resident understands how to use the Gate and how the Gate functions. Resident further represents and warrants that Resident shall not act in any way to impair the use or function of the Gate. Resident will notify Landlord should Resident discover that the function of the Gate is impaired.

Resident acknowledges that Resident's security is the Resident's responsibility and the responsibility of the local law enforcement agency. In the event that Resident is in need of police protection of any kind, Resident will contact the local law enforcement agency. Resident should not contact the answering service or management office for Resident's security needs for this will only delay the response time.

Landlord's installation or use of the Gate does not constitute a voluntary undertaking, representation or agreement by Landlord to provide security for Resident and his or her guests and/or invitees. There is absolutely no guarantee that the presence of the Gate will in any way increase Resident's personal security or the safety of his or her guests and/or invitees or their respective belongings. The Gate is a mechanical device and can be rendered inoperative at any time.

**39. TANNING CENTER POLICIES.**

- Tanning facilities are for residents only.
- Tanning hours are available in the office and are subject to change at the sole discretion of Landlord and its management.
- Resident must arrange for a time to use the tanning center with Landlord and sign a release in the form required by the Landlord to use the tanning center.
- Resident cannot use the tanning center more than once per 24-hour period.
- Avoid too frequent or lengthy exposure. As with natural sunlight, exposure to a sunlamp may cause eye and skin injury, sunburn and allergic reactions.
- Anyone with a communicable disease capable of infecting others is prohibited from using the tanning center.
- No glass containers. Keep all breakable objects out of the tanning area.
- No food.

Consult a physician or pharmacist before using a sunlamp if you are using prescription or non-prescription medications, have a history of skin problems, or believe yourself especially sensitive to sunlight. Pregnant women and women on birth control pills who use a tanning device may develop discolored skin. Skin sensitivity varies from person to person.

Ultraviolet radiation from sunlamps enhances the effects of the sun. Do not sunbathe before or after exposure to ultraviolet radiation.

You are expected to provide your own eye wear. Failure to use protective eyewear may result in severe burns or long-term injury to the eyes.

**TANNING DEVICE WARNING AND RELEASE.** Prior to use of the tanning facility, please be advised of the following:

- Tanning devices are for residents only.
- You are responsible for providing your own eye protection. Your failure to wear eye protection may result in permanent damage to your eyes.
- Overexposure to ultraviolet light (whether from natural or artificial sources) causes burns.
- Exposure to ultraviolet light (whether from natural or artificial sources) may result in skin damage, including premature aging of the skin.
- Abnormal skin sensitivity or burning may result from reactions between ultraviolet light and certain: (a) foods; (b) cosmetics; or (c) medications, including but not limited to: tranquilizers, diuretics, antibiotics, high blood pressure medicines; or birth control pills.
- If you are taking a prescription or over-the-counter drug, you should consult a physician before using a tanning device.
- If you are pregnant, you should consult your physician before using a tanning device.

- If you have abnormal skin sensitivity or a history of skin problems or are prone to easy burning when in the sun or a tanning device you should consult a physician before using a tanning device.

Resident agrees to the following:

I ACKNOWLEDGE THAT I HAVE READ AND THAT I UNDERSTAND THE FOREGOING WARNINGS AND I AGREE TO USE PROTECTIVE EYEWEAR AND FOLLOW ANY OTHER PRECAUTIONS WHEN USING THE TANNING DEVICE. ON BEHALF OF MYSELF, MY FAMILY, HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, I ASSUME THE RISK FOR ANY INJURY, DAMAGE (INCLUDING DEATH) OR ACCIDENT, WHICH RELATES TO THE USE OR MISUSE OF THE TANNING DEVICE. TO THE EXTENT PERMITTED BY APPLICABLE LAWS, I AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDLORD AND ITS AGENT FROM AND AGAINST ANY AND ALL CLAIMS OR DEMANDS, COST OR EXPENSES ARISING OUT OF OR IN ANY WAY RELATED TO MY USE OF THE TANNING CENTER, INCLUDING, BUT NOT NECESSARILY LIMITED TO, ANY OF MY USE OF THE TANNING CENTER.

THIS IS A CONTINUING AGREEMENT AND IS EFFECTIVE FOR ALL SUCH MATTERS THROUGH THE DATE OF ITS TERMINATION (IN WRITING AND DELIVERED TO LANDLORD).

**40. COMPUTER CENTER.** The computer center is for the use of Residents and their accompanied guests only.

- Residents are not permitted to remove any items from the computer center such as equipment, software, accessories, furniture, etc.
- No food or drinks allowed. Smoking is not permitted. Residents are not to place drinks or food close to equipment. No glass containers are permitted.
- Residents are responsible for cleaning up any area where they have left a mess.
- Residents are responsible for supplying their own paper.
- Residents are not authorized to adjust or alter any of the software or programs set up in the computer systems.
- Residents are not authorized to make any repairs on computers, printers, copiers or fax equipment. Problems must be reported to Landlord.
- Landlord reserves the right to change hours of operation when it solely deems appropriate.

**41. BASKETBALL AND/OR VOLLEYBALL COURT POLICIES.**

- The basketball and volleyball court hours are available in the office and are subject to change at sole discretion of management.
- Rubber soled shoes are required on the basketball court.
- No food or beverages are allowed on the courts.
- No bikes, rollerblades, or skates are allowed on the courts.
- Do not hang or climb on rims, nets and posts.

**42. MOLD INFORMATION & PREVENTION.**

***What are molds?***

Molds are simple, microscopic organisms, present virtually everywhere, indoors and outdoors. Molds, along with mushrooms and yeasts, are fungi and are needed to break down dead material and recycle nutrients in the environment. For molds to grow and reproduce, they need only a food source - any organic material, such as leaves, wood, paper, or dirt and moisture. Because molds grow by digesting the organic material, they gradually destroy whatever they grow on. Sometimes, new molds grow on old mold colonies. Mold growth on surfaces can often be seen in the form of discoloration, frequently green, gray, brown, or black but also white and other colors. Molds release countless tiny, lightweight spores, which travel through the air.

***Can mold become a problem in my Unit?***

Molds will grow and multiply whenever conditions are right (sufficient moisture is available and organic material is present). The presence of organic material cannot be prevented, because such materials are the materials with which your home is made. However, the moisture that mold needs to grow, and the accumulation of that moisture can be controlled. Be on the lookout in your home for common sources of indoor moisture that may lead to mold problems (see the following sections for prevention and tips).

***Should I be concerned about mold in my Unit?***

Yes. If indoor mold contamination is extensive, it can release chemicals and cause very high persistent airborne spore exposures. Persons exposed to high levels of chemicals or spore leaves can become sensitized and develop allergies to the mold or other health problems. Mold growth can damage your furnishings, such as carpets, sofas, and cabinets. Clothes and shoes in damp closets can become soiled. In time, unchecked mold growth can cause serious damage to the structural elements in your home. Mold can also produce health effects through inflammation, allergy, and infection. Allergic reactions are common following mold exposure. Typical symptoms that mold-exposed persons report (alone or in combination) include:

- Respiratory problems, such as wheezing, difficulty breathing, and shortness of breath
- Nasal and sinus congestion



- Eye irritation (burning, watery, or reddened eyes)
- Dry, hacking cough
- Nose or throat irritation
- Skin rashes or irritation
- Headaches, memory problems, mood swings, nosebleeds, body aches and pains, and fevers are occasionally reported in mold cases, but their causes are not understood.

***Tips for Residents.***

It is our goal to maintain the highest quality living environment for our residents. To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold. Residents can help minimize mold growth in their Unit by taking the following actions:

***Ventilation.*** Adequate ventilation is essential.

- Open windows during dry weather. If it is not possible to open windows, run the fan on the Unit air handling unit to circulate fresh air throughout your Unit. In damp or rainy conditions, keep windows and doors closed. If possible, maintain a temperature of between 50 degrees and 80 degrees Fahrenheit within your Unit at all times and a comfortably low humidity (less than 60% relative humidity).
- Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Use the exhaust fans in your kitchen when cooking or while the dishwasher is running and allows the fan to run until all excess moisture has vented from the kitchen. Ensure that your clothes dryer vent is operating properly, and clean the lint screen after every use.
- When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.
- ***Cleaning and Maintenance*** Clean and dust your Unit on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners is important to remove household dirt and debris that contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, and windowsills.
- Use care when watering houseplants. If spills occur, be sure to dry excess water immediately. Thoroughly dry any spills or animal urine on carpeting.
- Do not overfill closets or storage areas. Ventilation is important in these spaces. Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period of time.

***Reporting Problems.***

- Immediately report to the management office any evidence of a water leak or excessive moisture in your Unit, storage room, garage, or any Community common areas.
- Immediately report to the management office any failure or malfunction with your heating, ventilation, air conditioning system, or laundry system.
- Do not block or cover any of the heating, ventilation or air conditioning ducts in your Unit.
- Immediately report to the management office any inoperable windows or doors.
- Immediately report to the management office any musty odors that you notice in your Unit.

***Extended Physical Absence.*** If you are absent from the Unit for an extended period of time at any point during the Lease Term, you agree to periodically check-in on your Bedroom and the Unit Common Areas. You understand that you are fully responsible for your Bedroom and a pro rata share of the Unit Common Areas if preventable property damage (including, but not limited to, water leaks, equipment malfunction, fire, smoke, gas, explosion, overflowing sewage, uncontrollable running water, electrical shorts, crime in progress, etc.) occurs during your extended absence. You are fully liable for mold growth that occurs during an extended absence by you.

**43. BED BUG INFORMATION & PREVENTION.**

This outlines your responsibility and potential liability regarding bed bugs. In our efforts to maintain a quality living environment, we must have your cooperation to minimize the risk of bed bugs in your Unit and throughout this Community. If you fail to notify us of the presence or infestation of bed bugs, fail to comply with the agreements set forth in this Addendum or fail to pay us for any associated costs due to the presence or infestation of bed bugs, you will be in default, and we will have the right to terminate

your right of occupancy and exercise all rights and remedies available to us under this Lease or applicable law. However, the presence or infestation of bed bugs does not release you from this Lease.

#### ***Facts about Bed Bugs***

- Bed bugs are wingless, flat, reddish-brown, oval insects about 3/16-inch long or the size of an apple seed. As they feed on blood and during digestion, they become swollen and reddish.
- Detecting bed bugs can be difficult, as they are mostly nocturnal. However, evidence of an infestation can often be found in, around and between cracks and crevices including mattress seams, sheets and other bedding, carpeting, furniture, under cushions, behind baseboards, curtains, electrical outlet plates, picture frames and along window and door frames. Blood spotting on mattresses and nearby furnishings are also signs of a bedbug infestation.
- Bed bugs tend to stay close together and have a distinctively sweet, yet unpleasant smell.
- Bed bugs are found worldwide due to human travelers who transport luggage, clothing, bedding and furniture. Because bed bugs can easily travel from one room to another, it is recommended that travelers thoroughly inspect their luggage and belongings for bed bugs before returning home.
- Bed bugs do not discriminate and can be found anywhere.
- Claims that associate bed bugs with poor hygiene and uncleanness are false. Unit residents who avoid notifying property managers out of shame only facilitate the spread of bed bugs.
- Although their bites can cause irritation and even infection, bed bugs do not carry or transmit diseases. Bed bug bites can become itchy and may leave red bumps and marks. Bed bug bites may appear similar to a number of other insect bites. However, unlike those of other insects, bedbug bites appear in tight lines of multiple, small, red marks. However, many bed bug bites leave no mark and go completely unnoticed.

#### ***Tips for Residents***

- DO NOT bring used furniture or belongings from unknown sources into your Unit.
- DO NOT try to treat the problem yourself! Improper treatment can not only be ineffective but also harmful to your health and the health of other residents.
- DO inform the property managers about bed bug sightings immediately!
- DO inspect your belongings after travel and prior to returning to your Unit.
- DO follow the property's outlined procedures for treatment and elimination.

#### ***Resident Agreement***

You agree that you have read this addendum in its entirety and will inspect the Unit within 48 hours after move-in and immediately report any evidence of bed bugs or bed bug infestation. If we do not receive notification within the required 48 hours, you agree that no presence or infestation of bed bugs exists. You are not aware of any infestation or presence of bed bugs in your previous or current place of residence, your furniture, clothing or personal property and that you have not been subjected to conditions in which there was any bed bug infestation or presence.

If you previously lived anywhere that had a bed bug infestation, you agree that all of your personal belongings (including furniture, clothing and bedding) have been treated by a licensed pest control professional and are free of further infestation. If you disclose a previous experience with bed bugs, we can request documentation of the treatment and inspect your belongings to confirm the absence of bed bugs. Any previous bed bug infestation must be disclosed here (if left blank, you confirm that you have had no previous experience with bed bugs).

You agree that you will not attempt to resolve bed bug infestations yourself. You (and your family members, occupants and guests) must allow us and licensed pest control agents to enter the Unit at reasonable times to inspect for and treat bed bugs. We will select the treatment method, as well as the pest control agent. We can also inspect and treat adjacent or neighboring units to the infestation.

You must fully cooperate with us and follow all of our directions to treat and eliminate bed bugs. You agree that you are responsible for and must, at your own expense, have your personal property (including furniture, clothing and bedding) treated according to approved treatment methods as close as possible to the time we treat the Unit. You must remove or destroy any personal belongings that cannot be treated or cleaned as close as possible to the time we treat the Unit. Any removed items must be disposed of off-site. If we confirm the presence or infestation of bed bugs in your Unit, we have the right to require you to temporarily vacate the Unit and remove all belongings in order for us to perform pest control services.

YOU AGREE THAT YOU MAY BE REQUIRED TO PAY ALL REASONABLE CLEANING AND PEST CONTROL COSTS INCURRED BY US TO TREAT YOUR UNIT FOR BED BUGS. IF WE CONFIRM THE PRESENCE OF BED BUGS AFTER YOU VACATE THE UNIT, YOU MAY BE REQUIRED TO PAY ALL REASONABLE CLEANING AND PEST CONTROL COSTS. IF WE MUST MOVE OTHER RESIDENTS IN ORDER TO TREAT ADJACENT OR NEIGHBORING UNITS, YOU MAY BE LIABLE FOR ANY LOST RENTAL INCOME AND OTHER EXPENSES INCURRED BY US TO RELOCATE NEIGHBORING RESIDENTS AND TO CLEAN AND TREAT OTHER UNITS.

#### **44. CABLE AND INTERNET AGREEMENT.**

In general, the Rules prohibit uses and activities involving services that are illegal, infringe the rights of others, or interfere with or diminish the use and enjoyment of cable or internet service (collectively the "Service") by others. For example, these prohibited uses and activities include, but are not limited to, using the Service, customer equipment, or your Community's equipment, either individually or in combination with one another, to:

- undertake or accomplish any unlawful purpose. This includes, but is not limited to, posting, storing, transmitting or disseminating information, data or material which is libelous, obscene, unlawful, threatening or defamatory, or which infringes the intellectual property rights of any person or entity, or which in any way constitutes or encourages conduct that would constitute a criminal offense, or otherwise violates any local, state, federal, or non-U.S. law, order, or regulation;
- post, store, send, transmit, or disseminate any information or material which a reasonable person could deem to be unlawful;
- upload, post, publish, transmit, reproduce, create derivative works of, or distribute in any way information, software or other material obtained through the Service or otherwise that is protected by copyright or other proprietary right, without obtaining any required permission of the Landlord;
- transmit unsolicited bulk or commercial messages commonly known as "spam";
- send very large numbers of copies of the same or substantially similar messages, empty messages, or messages which contain no substantive content, or send very large messages or files that disrupts a server, account, newsgroup, or chat service;
- initiate, perpetuate, or in any way participate in any pyramid or other illegal scheme; participate in the collection of very large numbers of e-mail addresses, screen names, or other identifiers of others (without their prior consent), a practice sometimes known as spidering or harvesting, or participate in the use of software (including "spyware") designed to facilitate this activity;
- collect responses from unsolicited bulk messages;
- falsify, alter, or remove message headers;
- falsify references to your community or its network, by name or other identifier, in messages; impersonate any person or entity, engage in sender address falsification, forge anyone else's digital or manual signature, or perform any other similar fraudulent activity (for example, "phishing");
- violate the Rules, regulations, or policies applicable to any network, server, computer database, or Web site that you access;

##### ***Technical Restrictions***

- access any other person's computer or computer system, network, software, or data without his or her knowledge and consent; breach the security of another user or system; or attempt to circumvent the user authentication or security of any host, network, or account. This includes, but is not limited to, accessing data not intended for you, logging into or making use of a server or account you are not expressly authorized to access, or probing the security of other hosts, networks, or accounts without express permission to do so;
- use and installation of any unauthorized wireless access device or router is prohibited unless authorized by management. If any device is found it must be removed and failure to do so within 48 hours could result in a \$100 fine. Management also reserves the right to remove any such devices if the resident does not do so within the time period prescribed.
- use or distribute tools or devices designed or used for compromising security or whose use is otherwise unauthorized, such as password guessing programs, decoders, password gatherers, keystroke loggers, analyzers, cracking tools, packet sniffers, encryption circumvention devices or Trojan Horse programs. Unauthorized port scanning is strictly prohibited;
- distribute programs that make unauthorized changes to software (cracks);
- use or run dedicated, stand-alone equipment or servers from the Premises that provide network content or any other services to anyone outside of your premises' local area network ("Premises LAN"), also commonly referred to as public services or servers. Examples of prohibited equipment and servers include, but are not limited to, e-mail, Web hosting, file sharing, and proxy services and servers;
- use or run programs from your premises that provide network content or any other services to anyone outside of your premises' LAN, except for personal and non-commercial residential use;
- service, alter, modify, or tamper with the your Community's equipment or service or permit any other person to do the same who is not authorized by your community;

**Network and Usage Restrictions**

- restrict, inhibit, or otherwise interfere with the ability of any other person, regardless of intent, purpose or knowledge, to use or enjoy the Service (except for tools for safety and security functions such as parental controls, for example), including, without limitation, posting or transmitting any information or software which contains a worm, virus, or other harmful feature, or generating levels of traffic sufficient to impede others' ability to use, send, or retrieve information;
- restrict, inhibit, interfere with, or otherwise disrupt or cause a performance degradation, regardless of intent, purpose or knowledge, to the Service or any property (or property supplier) host, server, backbone network, node
- or service, or otherwise cause a performance degradation to any property (or property supplier) facilities used to deliver the Service;
- resell the Service or otherwise make available to anyone outside the premises the ability to use the Service (for example, through Wi-Fi or other methods of networking), in whole or in part, directly or indirectly. The Service is for personal and noncommercial residential use only and you agree not to use the Service for operation as an internet service provider or for any business enterprise or purpose (whether or not for profit); connect the property equipment to any computer outside of your Unit;
- interfere with computer networking or telecommunications service to any user, host or network, including, without limitation, denial of service attacks, flooding of a network, overloading a service, improper seizing and abusing operator privileges, and attempts to "crash" a host; and
- accessing and using the Service with anything other than a dynamic Internet Protocol ("IP") address that adheres to the dynamic host configuration protocol ("DHCP"). You may not configure the Service or any related equipment to access or use a static IP
- address or use any protocol other than DHCP unless you are subject to a Service plan that expressly permits you to do so.

*PLEASE NOTE: By signing this agreement Resident agrees that Resident shall not engage in a course of conduct that materially interferes with our right under the Lease to provide cable and internet to the Community and/or inhibit bandwidth or otherwise provided to the Community. Resident agrees to abide by all terms listed in the Cable and Internet Agreement and agrees not to violate any usage restrictions or other unacceptable activities acknowledged by Landlord. Resident will be liable for all actions and/or inactions, as well as those of invitees and guests, which hinder Landlord's right to provide cable and internet to the Community and/or inhibit bandwidth or otherwise provided to the Community. Landlord reserves the right to charge back reasonable costs associated with vendors and/or actions required to trace violations of cable and internet agreement back to Resident and/or invitees and guests of Resident.*

**LANDLORD RESERVES THE RIGHT AT ANY TIME TO MAKE CHANGES TO THESE RULES AS LANDLORD SHALL IN ITS JUDGMENT DETERMINE TO BE NECESSARY FOR THE SAFETY, CARE AND CLEANLINESS OF THE UNIT AND FOR THE PRESERVATION OF GOOD ORDER, COMFORT AND BENEFIT OF RESIDENTS IN GENERAL AND FOR THE EFFICIENT OPERATION OF THE COMMUNITY.**

\_\_\_\_\_  
Resident Signature Date

\_\_\_\_\_  
Landlord or Landlord's Representative Date