

COBBLESTONE CONDOMINIUMS

3130 DEVONSHIRE
PLANO, TX 75075
(972) 596-1800

COMMUNITY POLICIES

**PLEASE REVIEW CAREFULLY:
THESE POLICIES ARE PART OF YOUR LEASE**

The following policies were carefully considered by the owners and management of your apartments. We ask that you read this carefully and give us your full cooperation in order that we may make your apartment home a better place to live, and one in which we may all take pride. These policies are intended to protect each resident's health, safety and comfort and to preserve the attractive appearance of our community.

1. LOCKS

Apartment door locks may not be changed by residents at any time. If you request that we change your apartment locks you will be charged \$50.00. If it is necessary to issue an additional key, you will be charged \$5.00 per key. If you are locked out of your apartment after hours, there is a \$50.00 charge to gain access to your apartment. If lock out occurs after midnight and you require access, there will be a \$50.00 charge to gain access to your apartment.

2. SWIMMING POOL

All residents will be privileged to use the swimming pool jointly with other residents. The pools are open from 10:00AM until 7:00PM. No resident is allowed more than TWO (2) guests at the pool without prior permission from the management. Residents must accompany guests to the pool. No persons under 18 years of age may swim or enter the pool area without adult supervision.

Conduct of persons using the pool shall be such that it will not endanger the health for safety of other persons. No glass or food is permitted in the pool area. Pets are never allowed in or around the pool. Fabrics that are not manufactured as swim apparel will fade and fall apart in chlorinated water and are hazardous to the mechanical operation of the pool. For this reason, swimmers must wear bathing suits, rather than street clothes or cut-offs. No running, horseplay, or loud noise is allowed in or around the pool.

The swimming pool is provided for the pleasure and enjoyment of residents and their guests. The management and owner disclaim any responsibility for injury or loss that may result from use of the pool. The resident manager may close the pool or withdraw privileges of using the pool from any person at any time deemed necessary by management.

3. SOUND DEVICES AND NOISES

Televisions, radios, stereos and musical instruments must be kept at a low enough volume so that they cannot be heard by other residents.

4. PARKING OF VEHICLES

Parking is permitted in marked parking areas only. Parking is not allowed on the grass, on sidewalks, or in front of or beside trash dumpsters, in red marked fire zones, or in spaces reserved for other residents or handicapped spaces. Motorcycles must be parked in designated parking areas only. No vehicles with expired license tags or inspection stickers or with flat tires or other mechanical problems are allowed on the premises. The management will tow any vehicle which is improperly parked at the expense of the vehicle owner. If your car has been towed, call *Choice Towing SERVICE (972) 665-4200* for information concerning its whereabouts. Car repairs or washing are not permitted on the premises.

6. APPEARANCE AND ALTERATIONS

Each resident is responsible for the exterior appearance of his/her patio or balcony. Please feel free to decorate with baskets, plants, or patio furniture, but hanging clothes, storage of mops and brooms, displaced furniture, or other unsightly items are not allowed. Residents are not permitted to leave garbage outside the door of their apartments. Should this occur, Cobblestone Staff will dispose of the garbage and the resident will be charged \$25.00 per bag for the first violation and \$10.00 a bag thereafter. These charges will immediately be added to your rental account.

7. PETS

No pet will be allowed on the property without prior written permission from the management. "Visiting" pets are strictly prohibited. Written permission will only be given for pets that weigh under 20 pounds when full grown. A pet deposit of \$400.00 is required with \$200.00 non-refundable. Pets must be walked on a leash at all times, and are not permitted to run loose at any time. Pets should be walked outside of the parking areas, around the perimeter of the property, and may not be walked within the building grass area. **ONLY ONE PET PER APARTMENT IS ALLOWED!**

8. WINDOWS

Aluminum foil, poster or cardboard items may not be placed in windows. You may hang your own curtains and draperies, however, the backing must be white to assure a uniform appearance throughout the property.

9. **GRILLS** Any outdoor cooking done on barbecue grills, hibachis etc. must be at least ten (10) feet from any building. Outdoor cooking may NOT be done on enclosed patios unless it is an electric grill. This requirement is pursuant to local fire codes and violations of these ordinances of the City of Plano could subject you to penalties and fines.

10. **DELIVERIES:** Delivery people will not be given access to your apartment without prior written consent. As a courtesy, management will accept deliveries as long as size is not a factor. Please present your receipt of delivery to the office.

11. **NSF CHECKS:** After two NSF checks payment by check will no longer be allowed. You will be required to make all future payments by cashier's check or money order. A \$30.00 NSF fee and all applicable late charges will apply.

12. **STORAGE** All recreational vehicles must be parked in designated parking area.

13. **ADDITIONAL POLICIES:** Management reserves the right to make additional rules which in its judgment are needed to protect the health, safety and comfort of the residents, and to preserve the appearance of the property.

14. **AGREEMENT TO ABIDE BY POLICIES:** the undersigned have read and agree to abide by the above policies and understand that these policies are an addendum to the lease agreement and that violations may result in termination of the right of occupancy.

Signature of Resident Date

Signature of Resident Date

Cobblestone Representative Date

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