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| **Rules and Regulations** |

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| **1. Preface** |

In an effort to eliminate any misunderstanding concerning the obligations of and/or representations made by Greystar, the ownership of the community, or any employee of either entity, we are requesting that you carefully read the contents contained herein and signify your complete understanding by signing the last page of this document.

The term “resident” refers to the person(s) who signed the Lease Contract. The terms “you” and “your” refer to all residents and a person authorized to act in the event of a sole resident’s death. The terms “we,” “us,” and “our” refer to the owner and/or owner’s agent. The term “apartment” refers to the resident’s leased space, including an apartment, townhome, premises, and/or unit. The term “community” refers to the property on which the apartment is located.

By signing this document, you fully acknowledge that you have read and understand each and every paragraph contained herein. Your occupancy of the apartment you have selected is contingent upon your understanding and acknowledgment of this statement. *Do not sign this disclosure if you do not understand any portion of it or if you are in disagreement with any statement contained herein.*

The following items are policies by which this community is operated. They are based on the belief that consideration of others and respect for this owner's property is important. These policies and procedures are an addendum to and are referred to in your Lease Contract. Violation of any of these policies can result in fines and/or termination of your Lease Contract. These policies may be added to,amended or repealed at any time in accordance with your Lease Contract.

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| **2. Fair Housing Statement** |

This community is committed to compliance with all federal, state and local fair housing laws. Your community guidelines are designed to provide consistent and fair treatment of all residents in the spirit of these laws.

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| **3. Good Neighbor Policy** |

All policies in these community guidelines apply to all residents, occupants, and their guests. Please be considerate of your neighbors and help us maintain a quiet, clean, community environment.

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| **4. Security Disclosure Statement** |

Neither Greystar, the ownership of the community, nor any employee of either entity, makes any guarantee of, or provides any warranty for your personal security or safety or for the security or safety of your occupants, family, guests or for the security of personal property in the possession of or owned by any of those persons.

Neither Greystar, the ownership of the community, nor any employee of either entity, provides any type of security service, patrol personnel, patrol service, or device, including but not limited to intrusion alarms (whether monitored or not), controlled access gates, surveillance cameras, controlled entry doors, or other mechanical devices which will guarantee or warrant your personal security or safety or the security or safety of your occupants, family, guests or the security of personal property in the possession of or owned by any of those persons. This statement is true, even in the event that one or more of the above noted devices may be present or in use at the community that you will reside in.

In the event of a security related incident, you acknowledge that the appropriate law enforcement agency is the proper authority to assist you. If such a need should arise, the appropriate law enforcement agency must be contacted first. After initially contacting the proper authorities, you may contact the management office and advise them of the problem. You acknowledge that neither employee of either entity has any obligation to respond to calls relating to security. The employees of the community, the management company and the ownership are not trained or equipped to intervene in incidents relating to security. This is the responsibility of local law enforcement authorities.

It is understood that neither Greystar, the ownership of the community, nor any employee of either entity, have any obligation to install any device such as intrusion alarms, access gates, surveillance cameras, controlled entry doors, or other mechanical devices, provide patrol personnel, or to contract for patrol service. In the event that one or more of these devices or services may be present on the community, there is no obligation on the part of Greystar, or the owners of the community, to continue the use of the device or to continue any patrol personnel or patrol service.

It is understood that if the community is equipped with any device, such as intrusion alarms, controlled access gates, surveillance cameras, controlled entry doors, or other mechanical device, there is no representation or warranty as to the reliability of the equipment or as to the effectiveness of any such equipment as a deterrent or in the prevention of any incident related to your personal security or safety or to the personal security or safety of your family or guests or the security of personal property in the possession of or owned by any of those persons.

Further, by signing this document, you acknowledge that you understand the proper operations of any and all devices that may be installed in your apartment or in your community such as an intrusion alarm or gate access system.*If you have not received such instruction or if you do not completely understand the operation of such device that may be present in your apartment or located on our community, do not sign this statement.*

The repair and maintenance of any device, such as intrusion alarms, controlled access gates, surveillance cameras, controlled entry doors, or other mechanical device that may be present in your apartment or located on the community is the responsibility of the manufacturer, installer or service representative who provided the device. In the event of a malfunction of any such equipment or device, you must notify the community management office *in writing* about the problem. The management office will then contact the appropriate party to effect repair or replacement.

You acknowledge and understand that neither Greystar, the ownership of the community, nor any employee of either entity may have the expertise or equipment to repair any device that may be located in your apartment or located on the community, such as an intrusion alarm, access gate system, surveillance cameras, controlled entry doors, or other mechanical device. As outside contractors and service representatives may be required for the repair and maintenance of this type of equipment, delays may be encountered.

Any requests for service of items such as door and window locks *must be made in writing* to the community management office, so that there is a clear record of the request for both maintenance and management personnel.

You hereby release, Greystar, the owners of the community, and their respective agents, officers, directors, owners, partners, employees, and their legal representatives from any claim whatsoever, with respect to any personal injury, illness, property damage or death, which is in any way related to any of the devices and/or patrol service mentioned above or to any defect, malfunction or inadequacy thereof.

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| **5. No Reliance on Security Devices or Measures** |

You acknowledge that security devices or measures, including but not limited to, intrusion alarms, access gates, keyed or controlled entry doors, surveillance cameras, or other devices, may fail or be thwarted by criminals or by electrical or mechanical malfunctions. Therefore, you acknowledge that you should not rely on such devices or measures and should take steps to protect you and your existing property as if these devices or measures did not exist.

You agree to immediately notify Owner of any malfunctions involving locks, doors, windows, latches, and smoke detectors. You are responsible for the proper operation and regular testing of all devices in the apartment, including but not limited to, alarms and smoke detectors. You are responsible for supplying electrical current to devices where applicable, including replacement of batteries. You agree you will not disable, disconnect, alter or remove the smoke detectors, locking devices, alarm system, sprinkler system, fire extinguisher, screens, or latches.

In the event an off duty police officer or patrol service patrols the community, the officer and/or patrol service is not equipped to provide personal security to residents or their guests or occupants of any apartment. Someone with criminal intent can circumvent any procedure used by the officer and/or patrol service and commit a crime in the community.

In the event cameras have been placed in the community or amenities, these cameras are not manned on a 24-hour basis and are not designed to provide personal security services for anyone.

In the event access gates are present in the community, resident agrees to follow all instructions and rules regarding the use of the gates including but not limited to approaching the gates slowly with caution; not stopping where the gate can hit resident’s vehicle; not following or piggybacking another vehicle into an open gate; not forcing the gates open; not giving resident’s code, card, or remote to anyone else; not tampering with the gates. Owner has no duty to maintain the gates or fencing. Residents are encouraged to contact the local law enforcement agency in the event they have security concerns and contact 911 in the event of an emergency.

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| **6. Crime Prevention Tips** |

There are many crime prevention tips readily available from police departments and other sources. Residents are encouraged to use these and other common sense tips:

* Always report emergencies to local authorities first and then contact the management office, including suspicious activity.
* Know neighbors and watch out for each other.
* Always be aware of surroundings and avoid areas that are not well-traveled or well-lit.
* Keep keys handy when walking to a car or home. Do not go inside if the door is open upon arriving home. Call the police before entering. Make sure door locks, window latches, and sliding glass doors are properly secured at all times.
* Do not put identification, such as name or address, on key rings or hide extra keys under the door mat or flower pot. If keys are lost or concerns about safety exist, contact the office for rekeying.
* Do not open the door to a stranger.
* Check security devices and detection devices once a month to make sure they are working properly.
* Tell someone of plans of departure, whereabouts, and plans to return. Lock doors and windows and leave a radio or TV playing softly while gone. Stop deliveries of newspapers or mail when gone for an extended period.
* Know at least two exit routes from the apartment, if possible.
* Do not give keys, codes, access cards, or gate remotes to anyone.
* Always lock car doors, even while driving. Hide valuables and park vehicles in a well-lit area. Check the backseat before entering the car.

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| **7. Intrusion Alarms** |

In the event this community has alarm systems, the following policies apply:

* The resident may elect to utilize an alarm device in the apartment. In the event your city or local officials require a Residential Alarm Permit Application, this must be completed by the resident immediately and sent to the Community Manager together with appropriate fees.
* Please note that if an alarm is installed in the apartment, it is the resident’s responsibility to provide the management office with the code for emergency purposes or service requests. All codes are kept confidential.
* Any charges resulting from the use of the intrusion alarm will be charged to resident, including but not limited to, false alarms with police, fire, or ambulance response, and required city permits or charges. In the event resident chooses to have the intrusion alarm monitored, resident must make arrangements with an independent company to activate and maintain the alarm system. In such case, resident must provide Owner with the alarm code and any special instructions for lawful entry into the apartment when no one is there.

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| **8. Smoke Detectors** |

In the event your apartment has smoke detectors, the following policies apply:

* You acknowledge that as of the date of initial occupancy, the apartment is equipped with one or more smoke detectors; that you have inspected the smoke detector(s); that You find it/them to be in good working order.
* You agree that it is your duty to regularly test the smoke detector(s). You further agree to notify owner immediately in writing of any problem, defect, malfunction or failure of the smoke detector(s) and to notify owner of the need to install, inspect or repair the smoke detector(s), assuming the availability of labor and materials.
* You agree to replace the smoke detector(s) battery; if applicable, when needed. YOU MUST NOT DISCONNECT OR INTENTIONALLY DAMAGE A SMOKE DETECTOR OR REMOVE THE BATTERY OF A SMOKE DETECTOR WITHOUT IMMEDIATELY REPLACING IT WITH A WORKING BATTERY.
* You agree to reimburse the owner, upon request, for the cost of a new smoke detector and the installation thereof in the event of the existing smoke detector(s) becomes damaged by you or your guests or invitees.

Disclaimer A. You acknowledge and agree that the owner is not the operator, manufacturer, distributor, retailer or supplier of the smoke detector(s); that you assume full and complete responsibility for all risk and hazards, attributable to, connected with or in any way related to the operation, malfunction, or failure of the smoke detector(s), regardless of such malfunction or failure is attributed to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing or of said smoke detector(s).

Disclaimer B. NO REPRESENTATION, WARRANTIES, UNDERTAKINGS OR PROMISES, WHETHER ORAL OR IMPLIED, OR OTHERWISE, HAVE BEEN MADE BY OWNER, ITS AGENTS OR EMPLOYEES TO YOU REGARDING SAID SMOKE DETECTOR(S), OR THE ALLEGED PERFORMANCE OF THE SAME. OWNER NEITHER MAKES NOR ADOPTS ANY WARRANTY OF ANY NATURE REGARDING SAID SMOKE DETECTOR(S) AND EXPRESSLY DISCLAIMS ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, OR HABITABILITY, OR ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES, EXCEPT AS EXPRESSLY PROVIDED IN STATURE. OWNER SHALL NOT BE LIABLE FOR DAMAGES OR LOSSES TO PERSON OR PROPERTY CAUSED BY (1) YOUR FAILURE TO REGULARLY TEST THE SMOKE DETECTOR(S); (2) YOUR FAILURE TO NOTIFY OWNER OF ANY PROBLEM, DEFECT, MALFUNCTION, OR FAILURE OF THE SMOKE DETECTOR(S); (3) THEFT OF THE SMOKE DETECTOR(S) OR ITS SERVICEABLE BATTERY; AND/OR (4) FALSE ALARMS PRODUCED BY THE SMOKE DETECTOR(S). THERE ARE NO WARRANTIES, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

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| **9. Controlled Access Gates** |

In the event this community has controlled access gates, the following policies apply:

* Always approach entry and exit gates with caution and at a very slow rate of speed.
* Never stop your vehicle where the gate can hit your vehicle as the gate opens or closes.
* Never follow another vehicle into an open gate. Always use your remote, card, or the keypad to gain entry.
* Never force the gate open with your vehicle.
* Never get out of your vehicle while the gates are opening or closing.
* Ifyou are using the gates with a boat, trailer, or moving van, please contact management for assistance. The length and width of the trailer may cause recognition problems with the safety loop detector and could cause damage.
* Do not operate the gate if there are small children nearby who might get caught in it as it opens or closes.
* If you lose your card or remote, please contact your management office immediately.
* Do not give your card, remote, or code to a non-resident.
* Do not tamper with the gates or allow your occupants, guests, or invitees to tamper or play with the gates.
* Report to management the vehicle license plate of any vehicle that piggybacks through the gate.
* Management and owner are not responsible for damage to vehicles.

In the event your community has a gate system that is connected to resident telephone service, the following instructions for use may apply:

* The system uses your existing telephone to let you talk with visitors and allow them access to your community if you so desire. A visitor is prompted to find your “directory code” on the directory and enter your code on the keypad. The system then dials your telephone number, given you have provided management with one to program into the system's memory, and your telephone will ring. The system will keep your phone number confidential.
* When speaking to a visitor at the gate, speak loudly and clearly so your guest can hear over the traffic noise that may be near the gate. The call will last for about 60 seconds. After that period the system will automatically end the call to allow for other visitors. Ten seconds prior to the end of the call you may hear a short tone for each second indicating that the call is about to end.
* Once you have answered the call you may take one of two actions: (1) Dial 9, or other number as given by management, to open the gate or (2) Dial a \*, or other symbol as given by management, to hang up without granting entry. If these instructions do not apply to the system at your community, see the management office for further details. If you grant entry to aguest, you will hear a tone indicating that the gate has been opened. The system will then hang up. Do not hang up until you dial one of these numbers.
* In the event the gate system is connected with a television monitor, the office will provide you with the correct channel and information you need to view the person at the gate to deny or grant access. There could be occasions when the channel may not be operating properly. We cannot guarantee that this function will be in operation at all times and you should not depend on this feature to screen and/or identify your guests. Ifyou do not have cable, you may not have this option.
* Ifyour telephone number changes, please inform management office in writing.

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| 10. Entry Devices |

In the event this community requires entry devices, the following policies apply:

* **Access cards:** Each resident will be issued an access card/remote at move in, (if applicable).
* If a card/remote/fob is lost, stolen, or damaged, a fee will be charged for a replacement**:**
* Key Replacement (Bed/Mailbox) = Refer to your Community Addendum.
* Fob/Keycard Replacement = Refer to your Community Addendum.
* If a card is not returned or is returned damaged at move out, you will be charged the aforementioned replacement fees.
* Please immediately report any malfunction or damage to gates, fencing, locks, or related equipment. You acknowledge that you and all other occupants have read the instructions regarding the access gates. If residents, occupants, or guests, through negligence or misuse damage the gates, you are liable for the damages under your Lease Contract and collection of damage amounts will be pursued.
* Fencing, gates or other devices will not prevent crime. No security system or device is foolproof. Crime can still occur. Protecting residents, occupants, and guests from crime is the sole responsibility of residents, occupants, and law enforcement agencies. First, call the police or 911 if a crime occurs or is suspected. The community is not liable to any resident, occupant or guest for personal injury, death or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates, and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required.

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| **11. Keys & Locks** |

The care and maintenance of the keys and locks to your apartment is of critical importance. No one should have a key to your apartment without our prior written permission; including family, friends, and delivery or repair services (management will retain a key). Additional policies regarding keys and locks include:

* Our team will make a duplicate of your key upon written request for a charge specified by the community.
* If you lose your front door, bedroom, storage, or mailbox keys or wish to have your lock re-keyed, your request must be in writing. See your community for specific fees.
* We are not obligated to provide after-hours lockout services.
* If your apartment is not equipped with a latch on each window and a keyless deadbolt on every exterior door, you may request in writing to add them. If your apartment has a sliding glass door that is not equipped with a pin lock and one additional latching device, either a handle latch or a security bar, you may request in writing to add them.
* We strongly recommend that you keep all windows and doors locked at all times. Immediately upon move in, check all of the above and report any broken, missing or unserviceable items to the manager.
* If you are locked out of your apartment during business hours, please stop by the office with a picture I.D. to gain access.
* After hours assistance is not provided regarding your gate access cards. Please keep your card with you at all times. If you lose your gate access card, or if your access card malfunctions, contact the management office during regular office hours to make arrangements to repair/replace the card.
* Locks shall not be changed or added without consent of management. If management approves a lock change, management must perform the work and retain a key.
* In the event your community has keyed-access to amenities, you will be responsible for that key. If the key is not returned upon move out, a fee will be charged. Keys cannot be given to other people.

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| **12. Patios / Balconies / Private Yard** |

In the event your community has patios, balconies, or private yards, the following policies apply:

* Only plants and patio furniture are allowed on patios and balconies. Furniture intended for indoor use, including community provided furniture or other items are not allowed. The space is not designed to serve as storage space. No combustible material, automobile tires and/or parts, equipment, firewood and other unsightly or heavy items should be stored on the patio.
* Bicycles are allowed to be neatly parked on balconies. Bicycles are not allowed to be hung from ceilings or walls.
* Satellite dishes are permitted with prior written permission, a signed Satellite Dish Addendum with applicable deposit, and proof of renter’s insurance. *(See the management office for further information).*
* No motorcycles are allowed to be stored on balconies, patios, breezeways, courtyard areas or under stairs. Resident shall not allow bicycles or other objects to obstruct driveways, sidewalks, sport courts, entry passages, stairs, underneath stairs, breezeways, courtyards, or halls of the community.
* No items, such as laundry, clothing, rugs, flags, neon signs, or any other items deemed inappropriate by management are to be hung on the exterior of any building.
* No radio/television serials or wires are permitted on any part of the apartment. Personal items are not permitted in the outside walkways, breezeways or under stairs.
* The use or storage of barbecue grills on patios, balconies, walkways, breezeways, etc. is prohibited.

In the event your apartment has a private yard, you will be responsible for maintenance of the yard, including but not limited to, mowing, edging, shrub trimming, watering, debris removal, weeding, etc. If your private yard is not maintained to the community standards, management has the right to have it done at the resident’s expense. In the event your community management maintains the yard, there may be an additional fee required. Please see your management office for details.

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| **13. Satellite Dishes** |

In the event a resident elects to install a satellite dish, the resident must provide liability insurance in the amount specified by your community (no less than $25,000) covering the satellite dish, and pay the applicable deposit or fees prior to installing a satellite dish.

* No antenna or satellite dish that exceeds one meter (39 inches) in diameter is permitted.
* No antenna or satellite dish may protrude beyond the vertical or horizontal space that is leased to resident.
* No antenna or satellite dish may be installed outside the apartment, such as on any parking area, roof, exterior wall, window, fence or common area.
* Mounting devices must be temporary devices that will not cause damage to the railing or fence and can be easily removed.
* No advertising slogans. The antenna or satellite dish shall be one solid color only, either white, black, or shades of brown, gray, or tan.
* The antenna or satellite dish shall not cause distortion or interference whatsoever with respect to any other electronic device at the community.
* Only one (1) antenna or satellite dish per apartment. Resident must remove the antenna or dish and other related equipment when resident moves out.
* Resident will be responsible for paying any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the apartment to its condition prior to the installation of the antenna or dish. Resident is fully responsible for the satellite dish, antenna, and related equipment including but not limited to any damage or injury caused by the device, maintenance, installation, and removal.

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| **14. Inside or Near the Apartment** |

Windows and doors shall not be obstructed by the resident. If Owner provides blinds or screens on windows, then the blinds and screens shall not be removed by resident. Any window treatment installed by the resident shall have a white backing to provide a uniform appearance from the exterior of the building. Resident shall remove window treatments at the end of the Lease Contract and any damage to the apartment shall be repaired by resident at resident’s expense. The use of foil and other similar unsightly materials, including but not limited to neon/flashing signs, flags, and signs/advertisements, on windows is strictly prohibited. Resident shall not throw anything out of the windows, patios, or doors. Resident shall not leave windows or doors open during inclement weather. Resident shall be liable for any damage to the apartment, including but not limited to paint, walls, cabinets, carpets, floors resulting from failure to close windows and doors and exercise reasonable care.

Lavatories, sinks, toilets and all water and plumbing apparatus shall be used by resident and resident’s guests only for the purpose for which they are constructed. Sweepings, rubbish, rags, ashes, feminine products, and other foreign substances shall not be thrown in any plumbing apparatus.

The resident will be responsible at their expense to replace all interior light bulbs and tubes. All interior and exterior bulbs, tubes, globes, and lights must be operational at the time the resident vacates the apartment or a charge will be assessed to replace them. Residents may not remove exterior lights or globes. Colored bulbs in exterior light fixtures are not allowed. Halogen light bulbs must be supervised by resident during use and must never be left on unattended.

Resident shall not place any unusually heavy objects on the floor, such as pool tables, waterbeds, etc. In the event furniture, televisions, and appliances are included in the apartment, any damage will be assessed to the resident’s account for repair and/or replacement.

Welcome mats can be placed in front of entry doors, but rugs or carpet remnants are not permitted.

Soliciting is not permitted in the Community. Owner should be notified if a solicitor is seen in the Community. Resident cannot distribute, post, or hang any signs, flyers, advertisements, or notices in any portion of the Community without Owner’s prior approval.

Team sports such as football, baseball, kickball, soccer, dodge ball, etc. are not permitted to be played in the pool or parking areas. The use of water guns or water balloons is prohibited. Dart boards and darts are not allowed on the community. Violators will be held responsible for any damages.

You acknowledge that the condition of the apartment you selected will not be the same as the condition of any model or vacant apartment you may have previously toured. The model or vacant apartments may have floors, cabinets, appliances, counters, and other finishing features that are considered upgrades. These upgrades may or may not be available for a monthly premium charge. In addition, the model apartment may have been professionally decorated and may not have had previous occupants residing in it.

If the apartment or townhome you selected has stairs, it is your responsibility to make sure your furniture will fit.  The stairways may be too narrow to maneuver large furniture upstairs, including a queen size bed or box spring.  Please request further dimensions from the office if you have any questions or concerns.

There is no guarantee that your apartment will have the exact square footage listed on brochures, websites, or other advertising. Every apartment may differ due to construction variations.

In the event your community is not a new construction community, previous residents will have resided in your apartment. Therefore, the condition of your apartment will not be brand new.

In the event your apartment has a fireplace, you agree to use the fireplace at your own risk. Use the fireplace only as the manufacturer intended. See the management office if you have any questions. Never use flammable liquids to start fires and never burn anything other than seasoned firewood. Clean your hearth of any flammable materials. Do not attempt to clean the inside of the chimney. Report maintenance needs to management immediately. Keep pets and young children away from the hearth. Use a mesh screen and leave glass doors open when burning fires. Build small fires that burn completely and produce less smoke. If applicable, open the flue/damper before lighting a fire. Close the flue/damper only when the fire is completely out, the smoke has ceased to rise, and the wood is cool. Never leave a fireplace unattended. Put all fires out completely before going to bed or leaving the apartment.

In the event your apartment has furniture and/or a television included, you agree to maintain them in a clean condition, reasonable wear and tear excepted. Removal of these items is not allowed. Upon move-out, these items must be placed in the same location they were upon move-in. Resident will be responsible for any damages, cleaning, repair, or replacement charges. Resident will pay the cost to repair, replace, or clean the furniture and television and management will have the right to deduct any amounts owed from the security deposit paid by the resident under the Lease Contract.

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| **15. Smoke or Other Odors** |

In the event your community is smoke-free, you agree to uphold the no smoking policy. In the event your community is not smoke-free, you acknowledge that management cannot prevent smells of smoke in and around your apartment and community.

If you smoke or create other types of odors, you need to provide proper ventilation so you do not disturb or cause inconvenience to others.  Use fans to allow the odors to escape the apartment.  You can additionally use windows if outdoor temperature is not greater than 80 degrees Fahrenheit or outdoor weather conditions are not damp or rainy.

If the carpet, walls, A/C ducts, or other items in the apartment retain odors due to your use or surrounding residents complain about the odors, you will be responsible for removing unwanted smells and odors. The cost to remove the odors or replace the items if the odors cannot be removed will be charged to your account.

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| **16. Vehicles and Parking** |

* When entering or leaving the community, your vehicle speed must not exceed ten (10) miles per hour.
* Do not take up two spaces with one vehicle or park on the grass, sidewalks, or patios. Any unauthorized motor vehicle that is parked in a fire lane, handicapped space, blocking a trash receptacle or a garage, double parked, abandoned (expired registration) or inoperable will be towed away without notice at vehicle owner's expense.
* Campers, trailers, boats, buses, large trucks, commercial vehicles, mobile homes, recreational vehicles and equipment are not allowed to be parked on the community or in garages.
* Violators will be towed away without notice at vehicle owner's expense.
* Automobile repair work is not allowed on the community. Washing vehicles is not allowed unless there is a designated car care facility.
* Vehicles must meet all state inspection requirements to remain on the community.
* You are responsible for notifying occupants and guests of these towing policies. Management will not be responsible for any damage or charges to the vehicle involved.
* Motorcycles should be parked in parking lots or garages. Do not park them on patios, balconies, inside your apartment, in breezeways or under stairs. They must have a current tag.
* You acknowledge that although parking space may be provided for residents, this space may prove inadequate at times.
* Resident acknowledges that resident will park all vehicles at resident’s own risk and will maintain property insurance on resident’s vehicles.

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| **17. Parking Tags / Stickers** |

* In the event your community requires parking tags/stickers, the parking tag/sticker must be visibly displayed on front windshield of vehicle.
* Owner is not responsible for damage to tint or glass due to the parking tags/sticker removal.
* The vehicle can be towed without notice at vehicle owner’s expense in accordance with state law.
* You agree to advise your guests to park in the designated guest parking spaces only, (if applicable).
* If your sticker/tag is lost, stolen, damaged, or not returned upon move-out, a replacement fee will be assessed to your account.

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| **18. Garages** |

In the event a garage space is included in the rent or leased by the resident, the garage is subject to the same terms and conditions that apply to the Lease Contract of the apartment itself, and it covers the same period of time. Additional conditions are as follows:

* Only operable motor vehicles and bicycles should be parked in garages.
* Garages may not be used for the sole purpose of storage.
* Residents will not, at any time, keep within the garage anything that is dangerous or detrimental to the safety or health of other residents or occupants of the apartment community, or in violation of any building codes or city ordinances. Prohibited items include fuel (other than vehicle fuel tanks), flammable materials, fireworks, piles of paper, rags or other flammable material that may create a fire hazard.
* Owner reserves the right to remove, without prior notice, any contents of the garage that the owner reasonably believes might constitute a fire or environmental hazard.
* Owner may periodically open and enter garages to ensure compliance with this addendum. Written notice of such opening and entry will be provided in accordance with the Lease Contract.
* Garage door locks may not be re-keyed, added or changed without prior written consent by management.
* In the event a garage door opener is included, resident acknowledges future responsibility for its maintenance, including battery replacement. Transmitter frequency settings may not be changed on the garage door system without management’s prior written consent. Owner makes no representations of security.
* A deposit or fee may be required for a garage door opener. In the event a refundable deposit is required, the deposit will be refunded when the door opener is returned at the time of move-out in good condition.
* Improvements or alterations to the interior or exterior of the garage may not be made without owner’s prior written consent. Resident will not place any nails, screws, bolts or hooks into walls, ceilings, floors or doors. Any damage to the garage (not caused by owner or owner’s representative) will be paid for by the resident.
* Resident will maintain comprehensive insurance for resident’s vehicles at all times. Owner will not have any liability for loss or damage to resident’s vehicles or other property stored in the garage, whether by accident, fire, theft, water, vandalism, mysterious disappearance or otherwise.
* All items remaining in the garage after the resident has vacated the apartment will be disposed of according to the Lease Contract which addresses owner’s disposition or sale of property left in an abandoned or surrendered apartment.
* If garage is attached to your apartment home, always keep the garage door closed and secured and lock the keyless deadbolt lock on the door between the garage and the apartment – as well as all other entry doors. When leaving, be sure to lock all keyed deadbolt locks. However, do not lock keyless deadbolts when exiting your garage, or you may lock yourself out of your apartment and be unable to gain access.
* No one may sleep, cook, barbeque, or live in the garage.
* Do not leave a vehicle running while in the garage.

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| **19. Carports** |

* Carports are assigned parking unless otherwise instructed by Management.
* Violators will be towed without warning at the vehicle owner’s expense.
* Residents are responsible for damage they cause to the carport.
* Campers, trailers, boats, buses, large trucks, commercial vehicles, , mobile homes, , recreational vehicles and equipment are not allowed to be parked on the community or in reserved carport spaces.

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| **20. Storage** |

In the event a storage space is included in the rent or you lease a storage space, the same standards regarding garages apply to storage space. Please use the storage space provided with your apartment, as patios, porches, balconies and passageways are not to be used for this purpose.

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| **21. Animals** |

In the event your community allows animals, the resident will be required to sign an Animal Addendum prior to bringing the pet onsite. Only dogs, cats, and fish are welcome with some restrictions. Additional deposits, fees, and rent may apply. A non-compliance fee of up to $200.00 per occurrence will be assessed for bringing an animal onsite without prior approval from management.

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| 22. Trash Removal and Disposal |

In the event your community does not offer curbside trash pick-up, residents will be expected to dispose of tall trash inside the compactor/dumpster facility as instructed by management or by the sign near the compactor/dumpster.

In the event your community has trash chutes, see your community for the scheduled hours of operation. Securely tied, kitchen-sized bags are required. No loose items can be put in the trash chute. Do not use the chute for recycling. No boxes or large items can be placed in the chutes.

In the event recycling is offered at your community, you are responsible for complying with all recycling regulations below. See the management office for further details.

* Residents will be charged $25 per bag for any trash left in front of their front doors or in breezeways. Please contact the management office if you require further instruction regarding proper disposal of garbage with the compactors, dumpsters, or chutes.
* In the event cigarette butts or other trash is found near or around patios/balconies, under windows, or near entry doors, Owner reserves the right to assess a trash fine of $25 per incident (incremental fines may apply).
* No furniture may be left for trash removal.
* Residents only are permitted to use the dumpster/compactor.
* Do not retrieve items from the dumpster. Digging or scavenging is prohibited.
* Please break down empty boxes. Keep the area clean and litter free. If applicable, close the lid after use.
* No parking in front of the dumpster/compactor.
* Prohibited items include: propane tanks, flammable or toxic materials, furniture, bedding, appliances, auto batteries, tires, and oil/petroleum products.

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| 23. Valet Trash Service |

In the event your community offers valet trash service, see the management office for the scheduled days and times of pick-up. Management reserves the right to cancel or modify the valet trash service upon written notice to residents. The following conditions apply:

* Residents will be provided with a container that must be used in conjunction with the valet trash service.
* **Containers with bagged trash should be placed outside front door only during designated times.**
* All trash must be in bags and securely tied. Bags must be placed inside the container. No trash will be collected without the use of the container. No loose trash will be collected.
* All boxes must be broken down and flattened.
* After collection, residents are required to bring containers inside by **9:00 a.m.** the following morning.
* Containers are the property of the valet trash service provider.
* It is the responsibility of each resident to keep his or her container clean. There will be a $50.00 charge to the resident if an additional or replacement container is needed, or if resident’s container is not left in the apartment at move-out.
* If any resident misses service on any of the designated times, it is his or her responsibility to deliver trash to the designated compactor or dumpster area, or keep the trash inside his or her apartment until the next collection time.
* **Containers/trash may NOT be left out for any reason during non-designated times.** For the first violation, resident will receive a warning. For the second violation, resident’s container will be removed and/or a fine of $25.00 per bag will be issued. Containers may be returned after a return fee of $25.00 is paid and with the resident’s thorough understanding of the procedures for the service. After the third violation, resident’s valet service will be terminated and disposing of all trash will become the resident’s responsibility.

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| **24. Pest Control** |

Unless prohibited by statue or otherwise stated in resident’s Lease Contract, Owner may have extermination operations conducted in the apartment several times a year and as needed to prevent infestation.

Resident agrees to perform the tasks necessary to prepare the apartment for extermination, including:

* Removing infants and young children from the apartment;
* Removing animals or placing them in bedrooms with notification to the Owner;
* Removing chain locks or other obstructions on the day of service;
* Removing contents from shelves and floors where pests have been seen;
* Cleaning all cabinets, drawers, and closets in kitchen and pantry; and
* Refraining from wiping out cabinets after the treatment.

Resident is solely responsible for notifying the Owner in writing prior to extermination of any anticipated health or other concerns related to extermination and the use of insecticides.  If the apartment is not prepared for a scheduled treatment date, Owner has the right to prepare the apartment and charge the resident accordingly.

Resident must request extermination treatments in addition to those regularly provided by Owner in writing.  To reduce the possibility of pests, resident shall: (i) store all food in sealed containers; (ii) not leave food or dirty dishes out; (iii) empty all cans and bottles and rinse them with water; remove trash immediately’ and (iv)do not leave windows or doors open allowing pests to enter.

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| **25. Mail / Deliveries / Packages** |

In the event your community accepts packages for residents, the following policies apply:

* The mailbox is to be used jointly by all roommates assigned to your apartment.
* If the postmaster serving the community has instituted or begins “single drop” delivery during the Lease Contract term, we will place your mail in the mailbox, but we assume no liability for mis-delivery, delays in delivery, or failure of delivery.
* We will only accept packages from a commercial delivery service (UPS, Federal Express, etc.) and United States Post Office.
* We will not be responsible or liable for any lost or stolen deliveries signed for or accepted by any of our authorized representatives. While your deliveries are in our possession, both during and after office hours, your deliveries are not secured.
* Please pick up your deliveries within 48 hours. If you do not pick up your delivery within 48 hours, we reserve the right to return to sender. Occasionally the number of deliveries may become too great or too cumbersome; therefore, we reserve the right at all times to refuse deliveries.
* Management is not responsible for contacting residents when accepting packages. This responsibility is in the hands of the deliverer.
* Deliveries or service requiring entrance into the resident's apartment by anyone other than the management/maintenance team will be allowed only with written permission from the resident.
* Management is not responsible for articles or parcels left at your door or in the management office by delivery services.
* Office team members will not be available after hours to allow you access to your deliveries. You must pick up your packages during regular office hours.
* Please do not have perishable goods delivered to the management offices.
* We reserve the right to not accept packages that are over 25 pounds or larger than 2’x2’x2’.
* The resident may be required to present a photo ID or signature when picking up a package.

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| **26. Maintenance Emergencies** |

Service requests will be handled after office hours if they are emergencies. Emergency maintenance requests include but are not limited to the following:

* No hot water or running water in the Premises
* No heat or air-conditioning when outside temperatures are less than 50 degrees or higher than 80 degrees
* Electrical or gas failure of any nature
* Stopped up toilet if only one is available in the apartment
* Water problems such as leaks, severe back-ups, or broken pipes
* Malfunctioning controlled access gates that inhibit ingress and egress
* Any unsecured apartment entry
* Fire (call 911 immediately) after business hours, emergency service requests can be reported by calling the office. The on duty service technician will be notified and will respond as quickly as possible

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| **27. Move Out Procedures** |

A move out packet will be provided with detailed move out instructions prior to lease end date.

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| **28. Amenities** |

These policies are in place for the convenience, safety and full enjoyment of the facilities by all residents. The use of any and all of the Amenities by the resident, occupants, and guests shall be at the resident’s own risk. Resident’s use may be regulated, denied, or restricted at any time by management.

Residents and all occupants, and guests, must comply with all community policies and rules regarding use of the resident’s dwelling and the common areas. There are rules contained herein and in the Lease Contract governing the use of all amenities. Resident should be considerate of others while using the Amenities. If you have concerns, or notice unusual or dangerous circumstances at any facility or amenity area, please notify management and/or police.

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| **29. Swimming Pools and Spas / Hot Tubs** |

In the event this community has a pool and/or spa, the following policies apply:

* We do not provide, at any time, safety or supervisory personnel at the pools, hot tubs, spas, or any other common area. Lifeguards are not provided. Swim at your own risk. For your safety, do not swim alone.
* No diving. Diving may result in injury or death.
* The Owner and authorized representatives of this apartment community do not and cannot assure, guarantee or warrant your safety.
* With the exception of service animals, no pets are allowed in any pool area.
* For the safety of all**, no glass** of any kind is allowed in any gated pool area.
* Profanity, reckless activity, disruptive behavior or excessive noise will be immediate grounds for dismissal from the pool areas.
* **In case of Emergency, dial 911.**
* Owner and management are not responsible for accidents, injuries, or lost, stolen, damaged or misplaced items.
* No jumping into the pool from balconies, patios, fountains, or other structures near the pool.
* Anyone with a communicable disease capable of infecting others is prohibited from swimming in the pool/hot tub.
* Keep gates closed at all times.
* Respect others by keeping noise to a minimum, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas and disposing of trash properly.
* If you are pregnant, do not use the hot tub without medical consultation. If you suffer from heart disease, diabetes, high or low blood pressure, seizures, circulatory problems, or other health problems, do not enter the hot tub without prior medical consultation from your doctor.
* Overexposure to hot water may cause dizziness, nausea, and fainting. Hot water exposure limitations vary from person to person.
* Check the hot tub temperature before entering the hot tub. Do not use the hot tub if the temperature is above 104 degrees Fahrenheit. Do not operate the hot tub if the suction outlet cover is missing, broken, or loose.
* Do not place electrical appliances (telephone, radio, tv, etc.) within five feet of the pool or hot tub.
* We are unable to provide reservations for any pool area and we are unable to allow any type of group gathering in the pool area.
* **Pool parties are prohibited** without prior written consent by management.
* Appropriate swimwear is required at all times. No t-backs, g-string or thong suits, cutoffs, see-through material, diapers or toplessness is allowed.
* Unless otherwise posted, pool areas are **open from 10:00 am to 10:00 pm** daily. Anyone in a pool area after closing will be required to leave immediately.
* Residents are limited to **2 guests per apartment** to any pool area, and resident must accompany guests.
* Persons under the age of thirteen (13) years are prohibited from all hot tubs. Resident agrees that persons less than sixteen (16) years of age using a pool/spa must be accompanied by a parent or legal guardian.

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| **30. Tennis Court** |

**Spas**

In the event a tennis court(s) is provided for the enjoyment of all residents, the following policies apply:

* In case of emergency, dial 911.
* Attendants are not provided. Use the tennis court at your own risk.
* Owner and management are not responsible for accidents, injuries or lost, stolen, damaged or misplaced items.
* Tennis court hours are determined by management and may be posted at the tennis courts.
* People under the age of 15 are only allowed on the court while accompanied by a parent or guardian.
* Motorcycles, bicycles, tricycles, skateboards and skates are not permitted on the court surface.
* Do not sit or lean on the net.
* No glass containers.
* No food or drink is allowed.
* Non-marring shoes are required.

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| **31. Clubhouse / Game Room / Theater** |

In the event a clubhouse, game room, or theater is provided for the enjoyment of all residents, the following policies apply:

* In case of emergency, dial 911.
* No alcoholic beverages or smoking allowed. No glass containers.
* No wet clothing permitted.
* Clubhouse hours are determined by management and may be posted outside the main entrance to the Clubhouse.
* Resident must provide government issued photo ID in order to check out equipment from Owner. All items must be returned, in good condition, at closing.
* Use the facility at your own risk. Use the equipment only in the manner intended by manufacturer.
* Handle equipment with care. Do not remove or damage equipment and supplies.
* Guests must be accompanied by resident. No more than two guests per resident.
* No running, fighting, dangerous conduct, or noise which disturbs others.
* Do not leave personal items in this area. Management is not responsible for any lost, stolen, or damaged items.

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| **32. Tanning Bed or Dome** |

In the event a tanning device(s) is provided for your use, a tanning addendum must be completed and signed in the management office. The following policies apply:

* For resident use only.
* Available during business hours.
* Tanning usage is restricted to once every 24 hours.
* **Tanning facility is regulated by state and federal guidelines.**

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| **33. Fitness Center** |

### In the event this community has a fitness center for the enjoyment of all residents, the following policies apply:

* Attendants are not provided. Use the fitness center at your own risk.
* Please provide your own towel.

### Please do not slam weights. Re-racking your weights is required.

* Limit cardio to 30 minutes when others are waiting.
* No food, glass or open drink containers are allowed. Sports bottles or other non-spillable containers are welcome.
* No gym bags are allowed on the workout floor.
* Immediately report any needed repairs of facility equipment, doors, windows or lighting to the office staff. Do not attempt to make repairs to the fitness equipment.
* In case of emergency, dial 911.
* Management and Owner are not responsible for accidents, injuries, or lost, stolen, damaged or misplaced items.
* Pets are not allowed.
* Please use headphones when listening to music.
* Follow manufacturer’s directions for proper use of equipment.
* Do not use, adjust or operate fitness equipment beyond your physical limitations.
* Please report vandalism and unauthorized users.
* Do not remove fitness equipment from the fitness room.
* Do not leave personal items in the fitness room.
* Respect others by keeping noise to a minimum and by disposing of trash properly.
* Please wipe down the fitness equipment with a clean towel once you are done.
* No smoking or alcoholic beverages are allowed in the fitness area.
* Fitness room hours are determined by Management and will be posted.
* No more than two (2) guests per resident are allowed.
* Guests must be accompanied by a resident. .
* Guests must adhere to all policies and procedures.
* Persons under the age of 16 are not allowed in the fitness areas, unless accompanied by a parent or guardian.
* Proper athletic shoes with rubber soles must be worn (no sandals, bare feet, etc.).
* Proper apparel is required at all times including shirts. No bathing suits, swim attire, or wet clothing is allowed.
* Resident agrees to the fullest extent allowed by law that s/he releases and holds harmless the community owners, management, and their employees or representatives from any and all claims, damages or expenses related to the use of amenities even if caused or contributed by owner or their agents’ negligence.

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| 34. Volleyball / Basketball Court |

In the event a basketball and/or volleyball court(s) is provided for the enjoyment of all residents, the following policies apply:

* In case of emergency, dial 911.
* Facilities are for use by residents and their guests only. No group gatherings at any facility are permitted unless prior approval is granted by management.
* Use of courts is at your own risk.
* For the safety of all, no glass of any kind is allowed in any court, pavilion or common area.
* Management and Owner are not responsible for accidents, injuries or lost, stolen, damaged or misplaced items.
* Do not hang from or climb on the goal or nets.
* Motorcycles, bicycles, tricycles, skateboards and skates are not permitted on the court surface.
* Non-marring shoes are required.
* Loud music, dangerous conduct and fighting are prohibited.
* Unless otherwise posted, these facilities are available for your use from 10:00 am to 10:00 pm daily.
* Residents are limited to 2 guests and resident must accompany each guest.

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| **35. Business / Computer Center** |

In the event this community has a business center, the following policies apply:

* For resident use only.
* Use at your own risk. Owner and management are not responsible for viewings, viruses or loss of information**.**
* Please be considerate of others. Do not tie up computers for extended periods of time.
* Documents are to be saved on Resident’s own CD or jump drive and not on the hard drive.Documents saved on the hard drive will be deleted.
* In the event copy and local fax services are available for residents, there may be a minimum charge.Long distance fax service may be available for an additional charge. *We cannot be responsible for incoming faxes. This includes confidential or sensitive information.*
* Residents will be held responsible for any damage to equipment during his/her computer time.
* No food, drink or smoking allowed in computer center.
* In the event this area is electronically monitored, any attempt to remove the equipment will engage the alarm system.
* Screen savers are not to be tampered with at any time.
* No obscene information or material is allowed on the computers at any time or for any reason.
* Resident must provide Resident’s own paper for printing purposes.
* Violation of any or all of the above stated rules may result in termination of computer center use or other action**.**
* Owner and management are not responsible for lost, stolen or damaged items.
* Hours will be posted or designated by community management.
* Persons under the age of 16 must be accompanied by a parent or guardian.

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| **36. Playground** |

**Spas**

In the event a playground(s) is provided for the enjoyment of all residents, the following policies apply:

* In case of emergency, dial 911.
* Attendants are not provided. Use the playground at your own risk.
* Owner and Management are not responsible for accidents, injuries or lost, stolen, damaged or misplaced items.
* Playground hours are determined by management and may be posted at the playground.
* Unless otherwise posted, people under the age of 16 are not allowed on playground unless accompanied by a parent or guardian.
* Motorcycles, bicycles, skateboards and skates are not permitted on the playground.
* No glass containers.

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| **37. Dog Park** |

**Spas**

In the event a dog park(s) (“Park”) is provided for the enjoyment of all residents, the following policies apply:

* Residents are required to supervise their pets at all times when using the Park. You understand that the Park is not supervised, inspected, patrolled or monitored in any way. Use the Park at your own risk.
* Owner and Management are not responsible for accidents, injuries or lost, stolen, damaged or misplaced items at the Park.
* Owner and Management are not liable you, your family, your guests, or other occupants of your apartment for any injury, damage or loss whatsoever which is caused as a result of any problem, defect, malfunction or failure of the performance of the Park. You further agree that Owner is not liable for injury, damage or loss to any person or property caused by any other person or such person’s pet, including, but not limited to, dog bite, trespass, assault, vandalism, or any other crime.
* You agree to be responsible for any property damage caused by you, your pet, your family, your guests, or other occupants of your apartment to the Park. You understand that participating in any activity at a dog park carries a risk of injury, and you are willing to assume this risk.
* Resident agrees to the fullest extent allowed by law that s/he releases and holds harmless the community owners, management, and their employees or representatives from any and all claims, damages or expenses related to the use of the Park.
* Leashes may be removed while in the Park, but leashes must still be used when traveling to and returning from the Park.
* You agree to be responsible for the removal of any waste produced by your pet.
* Hours will be posted or designated by community management.
* Persons under the age of 16 must be accompanied by a parent or guardian.
* No glass containers.

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| **38. Private Party Facilities / Clubhouse Rental** |

In the event this community provides a private party facility or rental, the following policies apply:

* A Clubhouse Rental Agreement must be signed prior to the event. See your management office for details regarding rates, availability, etc. Rates are subject to change at any time.
* A deposit will be collected prior to the event and may be returned after event date has passed and inspection of the facility/clubhouse has been completed. In addition, event insurance may be required.
* The clubhouse accommodates a maximum number of people. The Community Manager can provide detailed information to make sure any event does not exceed the maximum occupancy limits.
* The clubhouse may include a stereo system or other equipment. See your specific community for details on operating the equipment.
* Holidays, as determined by management, may require a higher fee.
* No private signage of any kind is allowed on common areas or street areas.
* Party facilities may not be leased to non-residents. Booking an event for an acquaintance requires your personal attendance at the beginning, middle and end of the event as well as full liability for any damages, overtime charges or conduct issues.
* Persons under the age of 18 must be supervised by an adult.
* Parking is limited to the area in front of the clubhouse.
* The resident agrees that any damages to the clubhouse, contents, or its facilities will be the resident’s responsibility and that the resident will pay for replacement or repair costs. If repair or replacement exceeds the deposit, the resident agrees to pay the excess within 24 hours of notification.
* The resident and guests must comply with the rules and regulations. The resident agrees that his / her conduct and guests shall not be disorderly, boisterous, or unlawful and shall not disturb the rights and comforts or conveniences of other residents.
* This is a non-smoking building. Smoking is only permitted outside.
* Do not move furniture without prior permission. In addition, stereos are not permitted outside the clubhouse.
* If noise from a resident’s party prompts a complaint where patrol service is called out to the community, the clubhouse deposit shall be automatically forfeited and the party will be shut down immediately.
* Items belonging to management left in the cabinets or refrigerator are not to be disturbed or used by the resident or guests.
* Management reserves the right to patrol the party at any time to observe compliance of the above policies.
* The facility must be returned in its original condition and cleaned or the deposit will not be returned. This includes removing all trash, cleaning floors, counters, appliances, fireplaces, etc.

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| **39. Barbecue Grill / Outdoor Kitchen / Fire Pit / Fire Place** |

In the event this community has BBQ grills, outdoor kitchens, fire pits, or fire places, the following policies apply:

* Facilities are for use by residents and their guests only.
* Use of facilities is at your own risk.
* Barbecue grill instructions may be posted at each location or attainable from management. Please contact the management office before attempting to use these grills.
* Please comply with all safety precautions. For the safety of all, no glass of any kind is allowed.
* Keep pets and children away from open flames.
* Use the equipment only in the manner intended by the manufacturer. Handle equipment with care. Do not remove or damage equipment and supplies.
* We are unable to provide reservations.
* Your community may require a deposit or charge to use the facility. See your community for further details.
* In the event your community grill uses a propane tank, it cannot be stored in your apartment, garage, storage unit, or patio/balcony. When transporting propane tanks, keep the container in a secure, upright position. Never keep a filled container in a hot car or car trunk. Heat will cause the gas pressure to increase, which may open the relief valve and allow gas to escape.
* You will be responsible for the entire amount of all damages caused by your use of the facility, including all cleaning and repair costs.
* No fighting, dangerous conduct, or noise which disturbs others is allowed.
* Do not leave personal items in this area. Owner is not responsible for any lost, stolen, or damaged items.
* Never leave a fire unattended. Do not leave until the fire is completely out.
* Keep flammable materials away from the fire, including potholders, oven mitts, wooden utensils, paper or plastic bags, food packaging, towels, etc. Roll up any loose-fitting or long sleeves.
* Clean the facility after use.
* If a fire on a grill seems out of control, turn off the burners.
* If a fire on a grill involves a propane tank and you can safely reach the tank valve, shut the tank valve off.
* In case of an emergency, call 911.
* Unless otherwise posted, these facilities are available for your use between the hours of 8:00 a.m. and 10:00 p.m.
* Residents are limited to 2 guests per apartment to any common area, and resident must accompany each guest(s).

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| **40. Laundry Room** |

In the event this community has laundry rooms, the following policies apply:

* Use machines as intended by the manufacturer.
* Do not overload the machines.
* Check water temperature desired. Check dryer heat desired. Clothes washed in water that is too hot or over dried in the dryer may shrink, melt, or change color.
* No dying of clothes is permitted.
* Remove lint from dryer and wipe down after use. Please leave machines clean.
* If you spill something, please clean it.
* Dispose of detergent containers properly. Remove clothes and dryer sheets in a timely manner.
* Please measure your soap. Using too much detergent can cause the machines to malfunction.
* Facilities are for use by residents only.
* Any loss or damage to clothing is not the responsibility of management.
* Use of facilities is at your own risk.

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| **41. Private Shuttle** |

In the event this community has a shuttle, the following policies apply.

* Resident assumes all risks and responsibilities with respect to any loss, claim, damage or injury to person or property relating to or arising out of resident’s riding on or use of the shuttle;
* If provided, Resident will wear seatbelts at all times while the shuttle is in motion;
* Resident will comply with all rules of the Owner or the Owner’s representative with respect to riding on, or the use of, the shuttle;
* Resident will not engage in horseplay or disruptive, loud or obnoxious behavior while on the shuttle;
* Resident will sit in seats that are in front of the rear axle of the shuttle if the shuttle is not full.
* Resident will not have food or drinks (other than bottled water) on the shuttle.
* Schedule(s) are subject to change without notice.
* Traffic conditions or bad weather may adversely affect running times.
* Owner or Owner’s Agent are not responsible for delays, loss, and any other damages due to schedule changes.

Resident understands that, unless otherwise designated by management, the maximum amount of people that can ride on the shuttle is 15 passengers and that, even though resident stands in line for a shuttle, resident may be denied access to the shuttle.

Residents are responsible for making sure that their guest(s) will only ride the shuttle in the event there are available seats that will not be taken by other residents.

Resident, on resident’s own behalf and on behalf of all guests and occupants of resident that may also ride the shuttle, hereby releases, discharges and forgives the Owner, Owner’s Agent, Greystar, the community, and their respective affiliates, officers, directors, shareholders, partners, agents, employees, successors and assigns from any and all liability, responsibility, injuries, claims damages, or causes of action of any nature whatsoever, whether in contract, in tort or by statute, resident has or may have or might sustain arising out of, relating to or connected with riding on the shuttle or transporting resident to any events, activities, classes or any other destinations.

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| **42. Photographs, Digital Images, Video** |

You waive any rights, claims or interest you may have to control the use of your or your occupants’ or guests’ identity or likeness in the sound, still or moving images and agree that any uses described herein may be made without compensation or consideration to you, your occupants or guests.

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| **43. Wildlife** |

In the event wildlife is found on the community, resident agrees to the following. Wildlife can include the presence of alligators, snakes, possums, raccoons, coyotes, or other animals.

Resident acknowledges that: (i) Wildlife may be seen in and around the apartment community; and (ii) there are certain risks associated with having wildlife in and around the community.

* Resident will not feed the wildlife;
* Resident will not get close to the wildlife;
* Resident will not swim or wade where the wildlife are;
* Resident will not allow pets or children to swim or play near waters or areas that may contain wildlife;
* Resident will not agitate or tease the wildlife;
* Resident will not try to catch the wildlife;
* Resident will not approach the wildlife’s nest or habitat;
* Resident will maintain a safe distance from the wildlife;
* Resident will not dispose of garbage or scraps near a water source, pond, lake, or other area that may contain wildlife; and
* Resident will be responsible for informing occupants and guests about the wildlife and enforcing their compliance with the above statements.

Resident assumes the risk with respect to having wildlife near resident’s apartment and acknowledges that neither the Owner nor the Owner’s Agent are liable for any injuries, damages or losses to persons or property caused by or related to the wildlife by resident, occupants or guests.

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| **44. Body of Water (Lake, pond, etc.)** |

In the event your community has a body of water, resident acknowledges that there are certain risks associated with bodies of water in the community and the following policies apply:

* Resident will not swim or wade in any body of water that is not designated as a swimming pool;
* Resident will not boat on any body of water;
* Resident will not ice skate or conduct any other type of water sport in or on any body of water;
* Resident will not allow pets or children to swim or play near any body of water;
* Resident will maintain a safe distance from any body of water as they may hide jagged rocks, broken glass, or trash;
* Resident will not walk near any body of water as weeds and grass can entangle legs/arms and may hide natural dangers such as snakes or alligators;
* Resident will not dispose of garbage in or near any body of water; and
* Resident will be responsible for informing occupants and guests about any body of water and enforcing their compliance with the above statements.
* Resident will not fish in any body of water.

Owner nor the Owner’s Agents are liable for any injuries, damages or loss to persons or property caused by or related to any body of water by resident, occupants or guests.

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| **45. Construction or Renovation** |

In the event your community is under construction or renovation, resident agrees to observe all warning signs and blockades. Resident agrees to stay away from the construction areas. Construction crews may work throughout the days to complete construction. Resident acknowledges the construction areas will have machinery and equipment to be used by authorized personnel only and entry into those areas by resident, occupants or their respective guests is strictly prohibited.

Resident acknowledges that the noise and the inconvenience of such construction or about the community may cause minor disturbances to the quiet and enjoyment of the apartment by the resident.  Resident further agrees that the amenities, including the clubhouse, pool, or other common areas, may be unavailable for use by resident, resident’s occupants and guests during the period of construction.

The resident hereby waives any right to withhold rent due to inconvenience or disturbance of quiet enjoyment of resident’s apartment or the inability to use the amenities or common areas or put forward such noise or construction activity as a breach of management’s duty pursuant to applicable state statutes.

There is no abatement of rent (in other words, rent is due from the original starting date), but we will provide lodging (with not more than one other person assigned to the room) at an area accommodation until your premises are ready for occupancy. You will be solely responsible for any charges other than the cost of the room and related taxes, such as, but not limited to, telephone charges, television charges, and room services. You are responsible for any damage you cause to the lodging facility. If you are removed from the accommodation by the facilities owner or if you are asked to leave the facility because of your failure to follow its policies, any obligations by us under this addendum shall immediately terminate. Please remember you will owe rent from the original starting date of your lease.

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| **46. Prevention of Mold** |

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 apartments by taking the following actions:

* **Proper ventilation is essential and requires proper balance between conditioned air and outside air. The air conditioning systems in these buildings are designed to be operational at all times and to maintain certain temperature in conjunction with outside air in order to prevent conditions favorable to microbial growth.  The air conditioning system must be operating at all times.**
* **Windows and doors are to be kept closed in damp or rainy weather conditions, and when outside temperature is greater than 80 degrees Fahrenheit.**
* **The thermostat must at all times be kept to a level to maintain the indoor air temperature between 65 degrees Fahrenheit and 76 degrees Fahrenheit. Should the air conditioning system fail to keep the indoor temperature between 65 degrees Fahrenheit and 76 degrees Fahrenheit, management is to be notified immediately.  Failure of Resident to otherwise keep indoor temperature between 65 degrees Fahrenheit and 76 degrees Fahrenheit makes Resident liable for any microbial growth resulting from such failure including, but not limited to, remediation costs of any and all resultant damage to the building, unit, or personal property of the Resident**.
* Clean and dust your apartment on a regular basis as required by your Lease Contract. 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, windowsills, bathroom sinks, toilets and shower enclosures.
* Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all access moisture has vented from the bathroom.
* Use the exhaust fans in your kitchen when cooking or while the dishwasher is running. Allow the fan to run until all excess moisture has vented from the kitchen.
* Use care when watering houseplants. If spills occur, dry up excess water immediately.
* 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.
* Thoroughly dry any spills or pet 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.
* Immediately report to the management office any evidence of a water leak or excessive moisture in your apartment, storage room, garage, or any common area.
* Immediately report to the management office any evidence of mold growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also report any area of mold that reappears despite regular cleaning.
* Immediately report to the management office any failure or malfunction with your heating, ventilation or air-conditioning ducts in your apartment.
* 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 apartment.

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| **47. Apartment Fire Emergency Plan** |

These evacuation guidelines have been developed by management to help residents in the evacuation of their apartments in the event of fire or smoke. Please read the following information carefully and ask the Community Manager any questions you may have. The following suggested guidelines should be reviewed periodically by you and each resident or occupant in the household:

* If there is fire or smoke in your apartment, go to the nearest exit by crawling close to the floor, where there is less smoke. Do this even if you can tolerate the smoke by standing up. Check the doorknob and entire door to see if either is hot. If both are cool to the touch, open the door slowly and look in to the hallway/walkway or stairs. If it is clear, leave your apartment and close the door.
* Call the fire department or 911. Be sure to give the exact location of the fire (community name, address, building number, and floor and apartment number.)
* Warn neighboring residents. Yell “Fire” and knock on neighboring doors.

If you are alerted to a fire by smoke from the hallway or an outside alarm, follow these guidelines:

* Determine if it is safe to leave your apartment. Check the doorknob and entire door to see if either is hot. If neither is hot, open the door slowly and check the hallway/walkway or stairs. If all is clear of fire and smoke, leave your apartment and close the door behind you.
* Stay in the apartment if the door or doorknob is hot or the hall/walkway or stairs are filled with smoke.
* Call 911 for help.
* Hang a sheet out of the window to signal to fire fighters that help is needed. Do not try to use the sheet to climb down the building.
* Do not jump from windows or balconies. Needless injuries and fatalities have been caused in emergencies when people have panicked and jumped.
* Stuff wet towels in the cracks around the door to keep smoke out. Use a bucket of water to splash water on the door and/or walls if they become hot.
* A wet towel tied around your nose and mouth will help filter smoke. Remove drapes or other combustible materials near the hot area.
* Never go back into the apartment until the fire department or community management team indicates it is safe to do so.

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| **48. Fire Hazards** |

* No flammable or combustible objects/substances are to be stored in your apartment or on patios, balconies, under stairwells, or in your garage or storage space. Resident is asked to consider fire safety regulations when decorating.
* Resident shall not obstruct or use the driveways, sidewalks, entry passages, stairs, breezeways, courtyards, or halls for any purpose other than ingress or egress.
* Do not store flammable or combustible objects within 30 inches of your water heater or furnace.
* Items which require an open flame to operate or which produce heat (e.g., Bunsen burners, sterno/canned heat, lighted candles, alcohol burners, heating elements, irons, curling irons, halogen bulbs) must be supervised by resident at all times during use and can never be left on unattended.
* In the event residents are given procedures for fire alarms, resident and resident’s guests are required to adhere to all procedures. In the case of a fire alarm sounding in the community, resident and resident’s guests are required to evacuate the building. If resident sees smoke in the hallways, breezeways, or rooms, keep low to the ground while moving to the nearest exit. Once resident is out of the building, move away from the building and do not block emergency personnel and equipment. Failure to evacuate may result in fines and/or a default of the lease contract. Never go back into the apartment until the fire department or community management team indicates it is safe to do so.
* Resident and resident’s occupant(s) and guest(s) must not tamper with, interfere with, or damage any alarm equipment and/or installation.
* In the event the community has a fire sprinkler system, resident acknowledges and hereby agrees that it is important to be careful near fire sprinkler heads so as not to falsely trigger or activate them. If resident triggers or activates the fire sprinkler system without the danger of fire being present, resident will be responsible for all damages caused by the activation.
* Anyone found to falsely pull a fire alarm or discharge a fire extinguisher will be subject to criminal charges, a fine, and/or a default of the lease contract.
* An extension cord must be UL approved, 16 gauges, and not exceed an un-spliced length of six feet with a polarized plug and a single outlet; it may not be placed under floor coverings or furnishings and may not be secured by penetrating the insulation.

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| **49. Freezing Weather Instructions** |

Water pipes in our apartment community may freeze and break unless we all follow the precautions listed in these instructions. If any pipes freeze during the winter, we may have to cut off the water to entire buildings. If there is widespread pipe breakage across the city, it could be days before we can get the pipes fixed and get hot and cold water back on in your apartment. Please help by following these precautions when subfreezing weather occurs:

* Leave the heat on 24 hours a day at a temperature setting of no less than 65 degrees.  Keep all windows closed.
* Leave open the cabinet doors under the kitchen sink and bathroom sink to allow heat to get to the plumbing.
* If severe subfreezing weather occurs it may be necessary to run your faucets at a steady, pencil-lead stream when you are in the apartment and when you are gone. This includes hot and cold water in your kitchen, bathroom lavatories, bathtubs, shower, wet bar sinks, etc.
* Leave all drains open and clear of obstacles; including lavatories, sinks and bathtubs.
* Bring inside potted or hanging plants.
* Contact the management office if you will be away from your apartment for more than 24 hours when subfreezing weather may reasonably be anticipated.
* If you notice a water leak, icy spot or other hazardous condition on the community, please notify management IMMEDIATELY.
* Please use extra caution when walking and/or driving on the community when freezing rain or snow is predicted or occurring. Remember that walkways, stairs, steps, sidewalks and parking lots can become dangerously slick with the buildup of ice. Hold on to the stair rails where available.
* Owner and Management have no duty to remove ice, sleet, or snow from the common areas.

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| **50. Flood Guidelines** |

A flood can occur during heavy rains. Please read the following suggested guidelines carefully, and ask the Community Manager any questions you may have. The following are suggested guidelines and should be reviewed periodically by each resident and occupant.

**Before**

* Purchase and stock supplies such as a battery-operated radio and flashlight, batteries, non-perishable food items, drinking water, extra ice, ice chest etc.
* Remove plants**,** flower boxes, patio furniture, etc. from the patio or balcony. Store these items inside your apartment. Put newspaper or plastic under the plant pots or baskets so you will not damage the carpet. Do not put tape on the windows unless directed by management to do so.
* Fill your car with gasoline and check the battery. Move your car to higher ground.
* Unplug all appliances. Do not turn on the television. Do not plug appliances back in until the water completely recedes and community personnel give you permission.
* Fill your bathtub(s) with water. You will need water for drinking, cooking, cleaning and bathing if the water supply is contaminated.
* Fill needed medical prescriptions.
* Wash your clothes so you will have plenty of clean clothes available. The laundry rooms will be closed during a flood and electrical power is usually disrupted.

### During

* Leave your apartment only if it appears safe to do so, or if you have been instructed to evacuate by emergency or community personnel.
* Move valuable items to higher ground. If one is available, you may have time to move items to an upstairs apartment. If not, put them up on the bed, a sturdy table, etc. Listen for emergency instructions and weather updates on a battery powered radio,
* Use the telephone for emergencies only.

### After

* Listen for emergency instructions on the radio. There are many safety precautions that must be followed after the flood passes.
* Stay home and do not drive until you are told it is allowed.

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| **51. Prohibited Conduct** |

* Neither you nor your guests can make or permit to be made any loud, disturbing, or objectionable noises. Musical instruments, radio, stereos, television sets, amplifiers and other instruments or devices can’t be used or played in such a manner as may constitute a nuisance or disturb other residents.
* Neither you nor your guests can use the common areas, parking lots or grounds in such a manner that interferes with the enjoyment of other residents. This policy is especially important after 9:00 p.m.
* Any general noise disturbances, i.e. noise from pool music, parties, machinery, etc., should be reported to the Management Office (during business hours) or the answering service (after hours). The answering service will contact the appropriate management personnel to handle the disturbance.
* We have the right to exclude guests or others who, in our sole judgment, have been violating the law, violating the Lease or any rules or policies of the Apartment Community, or disturbing other residents, neighbors, visitors or our representatives. We can also exclude from any patio or common area, a person who refuses to or cannot identify himself or herself as your guest.
* Neither you nor your guests will be allowed to engage in the following prohibited activities: loud or obnoxious conduct, disturbing or threatening the rights, comfort, health, safety or convenience of others in or near the Apartment Community; possessing, selling or manufacturing illegal drugs or illegal drug paraphernalia; engaging in or threatening violence; possessing a weapon (unless authorized by law); discharging a firearm in the Apartment Community; displaying a gun, knife or other weapon in the Apartment Community in a threatening manner; soliciting business or contributions; operating a business or child care service within the Premises; storing anything in closets having gas appliances; tampering with utilities; bringing hazardous materials into the Apartment Community; using candles, incense or kerosene lamps.
* Guests are not permitted in the apartment or common areas while a resident is not present.
* Accordingly, fees for violations will start at $25.00 and can be assessed up to a maximum of $300.00 per occurrence. Such amount shall be determined in the sole discretion of Owner.
* You will be responsible for any additional charges or expenses incurred by us as a result of your or your guest’s violation of the rules.
* Any prohibited conduct violations are grounds for immediate termination of Lease Contract.

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| **52. Consent to Solicitation** |

Resident hereby expressly authorizes Owner, and its successors, assigns, agents, attorneys, insurers, representatives, employees, officers, shareholders, partners, parents, subsidiaries, affiliated entities, and all agents and representatives of the previously listed persons/entities, including any collection agency or debt collector hired by any of the preceding persons or entities, and all corporations, persons, or entities in privity with any of them (hereinafter collectively referred to as the “Authorized Entities”) to communicate with Resident for any reason related to the services provided by any Authorized Entities or services to be provided in the future by any Authorized Entities, including collection of amounts owed for said services, using an automatic telephone dialing system or an artificial or prerecorded voice at the telephone number or numbers Resident provides. In addition, Resident further expressly consents and authorizes any Authorized Entities to communicate with Resident at any phone number or email address or other unique electronic identifier or mode that Resident provides to any Authorized Entity at any time, or to use any phone number or email address or other unique electronic identifier or mode that any Authorized Entity finds or obtains on its own which is not provided by Resident. Any Authorized Entity may communicate with Resident using any current or future means of communication, including, but not limited to, automated telephone dialing systems, artificial or pre-recorded voices, SMS text messages, other forms of electronic messages, electronic mail directed to Resident’s internet domain address, electronic mail directed at a mobile telephone service, cellular telephone services, internet or world wide web addresses including social and business networking internet sites, or electronic messages or mail otherwise directed to Resident through any medium. Resident authorizes any and all of the communication methods described in this paragraph even if Resident will incur a fee or a cost to receive such communications. Resident further promises to immediately notify the Authorized Entities if any telephone number or email address or other unique electronic identifier or mode that Resident provided to any Authorized Entity changes or is no longer used by Resident.

\* If you wish to opt-out of the Consent to Solicitation provided in these Rules and Regulations, please see the management office to complete an Opt-Out Form. Your failure to complete an Opt-Out Form means you consent to being contacted by your initialing and signing these Rules and Regulations. An Opt-Out Form must be completed by you, as no other form of request (phone, email, or otherwise) will be valid.

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| **53. Privacy Policy** |

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

**How information is collected.** You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

**How and when information is used.** We may use this information in the process of verifying statements made on your rental application, such as your rental, credit and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

**How the information is protected and who has access.** In our company, only authorized persons have access to your Social Security or other governmental identification number. We keep all documents containing this information in a secure area, accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

**How the information is disposed of.** After we no longer need your Social Security or other governmental identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

**Locator services.** If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees—even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their privacy policies, as well.

**Media and marketing activities.** You consent to our use of photographs of you taken at functions or events sponsored by the Apartment Community, or in common areas of the Apartment Community, for marketing and promotional purposes. We may use these images in advertising, brochures, flyers, for posting on social networking sites such as Facebook and our websites and for related uses. You consent to the publication of these images and waive any claims you may have against us for our use of such images.

**Colleges/Universities.**  You consent to our release of your information to colleges or universities if we deem the request to be reasonable.

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| **54. Acknowledgement** |

Residents and all occupants and guests must comply with all community policies and rules regarding use of the resident's dwelling and the common areas contained herein, in the Lease Contract, addendums or posted throughout the community.

**By signing this addendum, you confirm that you have read and fully understand it. Importantly, this addendum is a part of your Lease Contract and all terms within the addendum are considered material terms of the Lease Contract that apply to both you and your guest(s). You also confirm that you understand that if you violate any term of this addendum, you are in material violation of the Lease Contract. All community guidelines are subject to revision at any time. Any changes to this addendum will be effective and a part of the Lease Contract once it has been delivered to you or posted in a public area of the apartment community used for such purposes.**