

BEVEN & BROCK: HOUSE RULES

1. The FIRST COMMANDMENT is to be courteous to your neighbors. Loud music or other disturbing noises will not be allowed at any time. If your TV, stereo, musical instruments, your voices or activities, or ANY other noise from your unit can be heard by your neighbors, it is too loud, and therefore a violation of these rules. If the noise you create in the common areas can be heard from within the units, it is too loud, and therefore violates these rules. If you like loud music, use headphones. As should be obvious, this rule is not intended to apply to un-avoidable noises, such as normal foot-steps, flushing toilets, running garbage disposals, or taking showers.

2. The entry, hallways, courtyard, walkways, surrounding grounds, planting areas, parking area, and driveway are not a playground or a "hang-out" area. Ballgames and the like are not permitted on the common grounds. Play equipment such as bicycles, skateboards, basketball hoops, and soccer nets, etc. shall not be used on the premises, or left in the common areas of the building.

3. Children (under the age of 14) of residents, or children visiting residents shall at all times while on the premises, either inside or outside the unit, be in the care and direct control of an adult (over the age of 18),

4. Pets are not allowed on the premises at any time without the PRIOR written approval of the management company. Pets are never permitted in the common areas (all areas outside of the individual units), except when being taken directly on or off of the property. Dogs must be on leashes when in the common area. Pets should NEVER be permitted to urinate or defecate in the common areas. If written permission is granted, (or authorized by the owner), it will never be granted in the case of dogs less than 2 years old, and it will never, ever be granted for dogs of reputed dangerous breeds, such as Pit Bulls, Dobermans, Rottweilers, etc.

5. Additional persons are not to reside in your unit for more than 14 days per year without prior, written approval from the management. The total number of persons in the unit shall not exceed 2 persons per bedroom plus one. Visitors are not permitted on the property, inside or outside of the units, unless accompanied by the lessee or if in the immediate act of coming to or leaving the lessee's unit.

6. Balconies, patios, and other areas that are visible from the common areas or the street must be kept free of all personal possessions except patio furniture and plants. All houseplants must have plastic saucers/water containers under them, interior or exterior. Common areas, courtyards, hallways, and walkways must be kept free of ALL personal possessions. The display of business or political posters or similar displays (i.e., "Pro-Life", "Freedom of Choice", "Pro-War", "Anti-War", etc.), any where the effect is primarily to display the information to the common area IS NOT PERMITTED. (Note: the 1st Amendment ONLY applies to a governmental attempt to restrict Freedom of Speech). Barbecues: only gas or electric barbecues are allowed. No charcoal or wood-burning barbecues are permitted.

7. Residents are cautioned against careless clogging of toilets with paper towels, Kleenex, sanitary napkins, etc. Similarly, residents are cautioned against careless clogging of sink drains with hair, grease, or attempts to run matter such as artichoke leaves or celery through the garbage disposal. Any clean-out attributable to resident misuse will be charged to the resident. RESIDENT HEREBY AGREES TO IMMEDIATELY REPORT RUNNING WATER, AS FROM A FAULTY TOILET OR DRIPPING FAUCET, TO THE PROPERTY MANAGER. FAILURE TO SO NOTIFY WILL CAUSE THE RESIDENT TO BE RESPONSIBLE FOR ANY EXCESS WATER BILLINGS. Do not use or store any flammable liquids in the residential unit. Remember, THE GAS IS ALWAYS ON, and a pilot light or burner could ignite the flammable fumes or liquid.

8. Autos or motorcycles must be parked in the numbered spaces assigned to you. There will be a \$50 charge per incident if we find your car, or a car belonging to one of your guests parked in a space not assigned to you. There is a charge of \$ 95 if it occurs "after hours" or on a weekend or holiday. This charge will be IN ADDITION TO fees assessed by the local police and towing agencies. There is no guest parking. Speed limit on the premises is 5 M.P.H. The VEHICLE SIZE LIMIT IS 6'x16', excluding side mirrors. Carports/Garages are for vehicles, only. Personal possessions may not be stored in carports or garages. Personal possessions left in carports/garages will be considered discarded. If owner/mgr. incurs cost in hauling, such will be borne by tenant. Gas or any combustibles or paint-rags are not to be stored anywhere on the premises. If storage cabinets are provided, tenant is hereby aware that they are not secure, and may not be watertight. Storage cabinets should **NEVER** be used for storage of valuable possessions.

9. Any vehicle dripping gas or oil must be parked off-premises until repaired. Repair of vehicles on the premises is not permitted. Cleaning of tenant's dripping oil, etc. in the parking area is the responsibility of the resident, or will be done by the management and charged to the resident. Parking is provided for passenger-type automobiles only. Trucks, RV's, or commercial vehicles MAY NOT be parked on the premises without the written permission of the management. Vehicles parked on the premises must be in operating condition, without significant body damage, and currently registered.

Initial _____

10. A smoke detector/alarm has been provided, as well as a battery in working condition. It is the resident's responsibility to replace the battery as needed, and to report any malfunction of the smoke detector. The battery must not be removed or disconnected except during replacement of the battery. Lessee agrees to test the smoke alarm each week. Working light bulbs have been provided. Lessee will replace any burned-out light bulbs.

11. Water beds are not allowed without approval by the manager of an insurance policy insuring the unit, its owner and

management against loss due to failure of the water mattress or any of its component parts.

12. If you are locked out of your unit, our handyman (or any locksmith) will charge YOU a minimum of \$40 to let you back in. Please take the precaution of leaving a key with a trusted neighbor, friend, or relative and save yourself this unnecessary expense. If there is a resident manager at your building, he or she will let you in, once. Thereafter, the charge will be \$15. Again, please take the precaution of leaving a key with a trusted neighbor, friend, or relative to save you this expense.

13. Washers and dryers (where provided) are to be cleaned after each use, inside and top surfaces. Do not open doors of machines until they have stopped. Please help keep the laundry room neat and clean. Laundry room hours are from 8:00 a.m. to 9:00 p.m.

14. Redecorating or other changes by resident, interior or exterior, including but not limited to landscaping, painting, wallpapering, removal of carpet, addition of satellite dishes, or other alterations of any kind, is not permitted without **WRITTEN PERMISSION FROM MANAGEMENT**. Where the resident has altered the rental unit or the exterior in any way, or changed locks (which is expressly permitted), the resident hereby agrees to pay all costs of returning the unit to its original condition by a qualified and insured professional. If a resident changes the entry locks, tenant agrees keep maintenance appointments and agrees to pay reasonable costs of vendors for failure to keep such appointments. If the resident changes locks, and an emergency entry should be required (such as fire or flood), resident agrees to pay all resultant costs related to damage from that emergency entry.

15. The color and type of window coverings cannot be changed. They must all look the same from the outside. Please, no decals or other "stickers" on the windows. During the tenancy, cleaning of the carpet is the responsibility of the resident.

16. Antennas or satellite dishes may not be attached to the exterior of the property without written permission from the owner or manager.

17. Broken window glass and damage to the screens are the responsibility of the resident, unless it can be shown by a copy of a filed police report that the damage was caused by an outside person, not a visitor or guest. Any breakage or damage caused by a guest or visitor is the responsibility of the host-resident.

18. A resident is not allowed to use the unit for business purposes of any kind, including beauty shops, babysitting, nursery, or business office without prior written approval of the management and a city business license if required. No signs, banners, flags or the like are permitted in areas visible from the exterior of a unit except on U.S. federal national holidays.

19. Electronics. Residents agree to install good-quality surge protection devices to protect any valuable electronics.

20. A violation of any city, county, or state ordinance will not be tolerated. No acts shall be permitted which could place the management or owner of these premises in violation of any law or ordinance of the city, county, or state. Regardless of local ordinances, FIREWORKS ARE NEVER ALLOWED.

21. Any trash which contains garbage or food waste must be put in plastic trash bags and securely tied before being deposited in the trash containers. This will help us to eliminate the flies, ants, etc.

22. Pool Rules (where applicable) Pool area and common courtyard hours are 8:00 a.m. to 9:30 p.m. Guests are not allowed without prior approval from the manager. From May 1 through September 30, guests are not permitted in the pool area on weekends or between 4:00 p.m. and 9:30 p.m. on weekdays. The obvious intent of this is to preserve the pool for the use of the residents. CHILDREN (under the age of 14) must be under the immediate supervision of an adult ON THE POOL DECK. Swimsuits are required. No glass, no games, no parties, no horseplay, no loud noise in the pool area. As a courtesy to your neighbors, WE INSIST that you use headphones when listening to radio, stereo, television (or the like) in the common areas.

23. Violation of any of these House Rules may result in legal eviction proceedings. The term "unit" used in these rules refers to the space covered by the governing lease.

Tenant _____

Tenant _____