



Tenant Behavior Policy

General Rules and Regulations: These Rules apply to all residents and their guests. Violations of these Rules and all damage to common elements should be reported promptly to the Property Manager. In all cases requiring the judgment in the enforcement of these Rules, the judgment and determination of the Home Owner and/or Property Manager shall prevail. All tenants will be supplied a copy of these Rules.

Rights of Others: These Rules are based on common sense and consideration for the rights and feelings of others so that the general atmosphere is friendly and pleasant. The Owner invites all residents to practice reasonable tolerance, remembering the close proximity in which we all live. No resident shall make or permit to be made any disturbing noise in the building or common areas by himself, his family, visitors or guests which could annoy or interfere with the rights, comforts, and convenience of neighbors. Excessive noise of any type shall be avoided at all times. Radios, televisions, stereos, etc. must be played at reduced volumes between 10:00 p.m. and 8:00 a.m. Excessive noise should be reported to the Property Manager. In particular, this applies to social gatherings, musical instruments, power tools and children at play. It is the responsibility of each resident to inform guests not to park in assigned parking spaces unless prior arrangements have been made for such use (if applicable).

Rubbish: Garbage, rubbish, and other trash shall be disposed of only in the receptacles provided. Trash containing food shall be securely wrapped before being placed in a receptacle. Hazardous wastes must be disposed of according to state and federal laws. No hazardous wastes, toxins or comparable dangerous substances are to be disposed of in the dumpsters. This includes batteries, paints, oils, tires, etc. Residents are responsible for removal of discarded furniture, appliances, or other bulky items from the property. These items may not be placed in the dumpster cans.

Safety: Parents or legal guardians are responsible for supervision of minors at all times. No activity shall be engaged in and no substance introduced into or manufactured within any building which might result in violation of the law or in the cancellation of insurance or increase the insurance rate on any building within the property.

Property Appearance: No unsightliness within the view of neighbors or the public is permitted within the premises. Items of personal property may only be stored within the apartment.

Pets: If pet ownership is allowed by the Home Owner, the all pets must be registered with the Pet Owner. A reasonable number of dogs, cats and commonly accepted home dwelling domestic animals that will be kept within the confines of the property are allowed under such conditions that are approved by the Home Owner. A reasonable number of pets are defined as two (2), i.e. two dogs, two cats, or one dog and one cat. Owners and handlers must immediately clean up any mess made by their pets on the property. The Property Manager will verify all pet complaints. The Property Manager will determine if a pet has becomes a nuisance. Upon receipt of a signed complaint by other residents, or repeated complaints from a neighbor regarding pet noise, odor or violations of these rules, the Property Manager may determine that the pet is a nuisance and direct the pet owner to remove it from the premises. In these situations, the pet must be removed within a time period specified by written notification by the Property Manager.

Modifications: Any modification, addition, or change must be approved by the Home Owner. All building roofs are strictly off-limits except to authorized and trained personnel. No radio, television or other antenna will be erected or installed on or anywhere within the premises without the written consent of the Home Owner. No building modification shall be allowed without prior consent of the Home Owner. Request for approval of building modifications shall be submitted to the Property Manager.

Renters are responsible for the actions of their family members, guests, and animals.

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