

CREEKSIDE APARTMENTS
505 27TH WAY APT #118 BOULDER, CO 80305
(303)499-3159

EXHIBIT A

RULES AND REGULATIONS

EMERGENCY TELEPHONE NUMBERS: MANAGER: (720)839-8454; POLICE (303)441-3333; FIRE: 911

- 1. Please notify the Manager immediately after calling the Police, Fire or Rescue Squad.
- 2. All Creekside rents are due on the first of every month. Residents have a grace period of four days in which to pay their rent. Any Resident paying after 5PM on the fifth of the month will be charged a \$20.00 late fee. Please make checks payable to **Creekside Apartments**. Please pay by check or money order. We DO NOT accept cash. Please put your apartment number on your payment. We also accept payment by **PLASTIQ**. There is a link on our website: creeksideofboulder.com with a link to PLASTIQ. Our account is creeksideofboulder50527thWay. Please include your name and apartment number on your payment. We also accept payment by BillPay through your bank account.
- 3. City and County Fire Code of Boulder prohibits, any bicycles, trash or belongings of any kind left in the halls.
- 4. Contact Manager for any repair or maintenance needed. Emergencies will be handled immediately. Please stop by the office, call the office (303)499-3159, or email us Creekside_aps@comcast.net
- 5. Trash dumpsters and Recycling dumpsters are located outside the building at the North and West ends. Please do not block the dumpsters with your vehicle at any time.
- 6. Loud playing of music or television at any hour is prohibited. Consider your neighbor. Any boisterous conduct or action, which disturbs the peace and quiet of the Premises, is prohibited. Creekside Apartments has a 10PM noise curfew, which is strictly enforced. Any Resident who receives a noise complaint at the office for violating this curfew will be asked to leave Creekside. Any building damage that is a result of a party will be charged to the apartment that had the party. Please be courteous to your neighbors and respect their right to peace and quiet. Those Residents who are being annoyed by someone's noise should (1) call the office and speak to a manager or leave a message on the answering machine, and (2) call the Police and report the incident.
- 7. Management reserves the right to charge a Resident for damage to the property because of negligence, carelessness, or misuse. Defacing of the apartment property will be cause for immediate eviction.
- 8. No car washing, or repair work is to be done in the parking lot.
- 9. The roof and ledges are off limits to anyone except authorized personnel. Any screens removed or damaged will be charged to the apartments responsible. The charges are approximately \$50.00 per screen.
- 10. Parking is by permit only. Parking is not allowed in designated "No Parking" zones, or on the lawn. Only one permit allowed per person.
- 11. Pool hours are 10AM-10PM. Anyone in the pool other than these hours will be subject to eviction. The courtyard area (picnic tables) closes at 10PM, as well.
- 12. Creekside Residents are welcome to borrow a vacuum cleaner from the office. Please return the vacuum with 1-2 hours. There is a limited number of vacuums available.
- 13. A list of cleaning before vacating is available in the office. Any cleaning that we must do in your apartment after vacating will be charged to you at \$40.00 per hour.
- 14. In addition to cleaning your apartment entirely, you must also steam clean your carpet. If we must steam clean your carpet, it will be charged to you at a rate of \$100.00 for a 1-bedroom apartment, \$120.00 for a 2-bedroom apartment, or \$140.00 for a 3-bedroom apartment.

I have read, understand, and agree to abide by the above Rules and Regulation.

Date Signed

Signature

Date Signed

Signature

Date Signed

Signature