



RULES AND REGULATIONS

These are referred to in the lease and made a part thereof for the mutual benefit of Lessor and Lessee.

1. No animals allowed in apartment or on the grounds at any time; this includes “visitors” and “guests”.
2. If Lessee receives a new telephone, Lessee shall report his telephone number to Lessor or Lessor's agent.
3. Pictures or other decorations shall be attached to walls only with picture hangers especially manufactured for that purpose. Gummed hangers are not permitted. Small nails are permitted.
4. Except as noted in above paragraph 3, no nails, screws or other things shall be driven, screwed or otherwise placed in the walls of any of the building, nor shall any change, defacement or alterations of any kind be made in any part of the building by the Lessee, agents, or employees of the Lessee.
5. Lessee and his guest shall maintain order in the building and the grounds, shall not make or permit any improper noise in the building or grounds, or interfere in any way with other tenants or those visiting them.
6. No radios, record players, tape players, compact disc players, pianos or other musical instruments are to be played in the apartment in a manner which disturbs other occupants of the apartment building.
7. The sidewalks, entries and passages shall not be obstructed or used by Lessee for any purpose other than those of ingress and egress with respect to Lessee's respective apartment.
8. No article shall be suspended outside of the building or placed on the window sills thereof.
9. All refuse must be kept in proper receptacles within the apartment and must be discarded into the large waste bins especially provided for that purpose. Do not dump or place any refuse whatsoever into planters or onto the paving or ground next to bins. The laundry room waste baskets are for laundry room waste only. Any person littering on property will be fined \$50.00 for the first offense; \$75.00 for second offense and \$100.00 for third offense and be in default of lease and subject to eviction.
10. No mounted antennas of any kind shall be permitted on the inside or outside of the building.
11. No additional locks shall be affixed to any doors or windows except by written consent of Lessor. All glass, locks and trim in or upon the doors and windows respectively belonging to the building shall be kept whole. No foil, signs, or decals shall be placed on any windows.
12. Where an apartment has a private patio, Lessee assumes all maintenance and responsibility thereof, including care of all plants.
13. Water beds are not allowed except by special written agreement and in the ground floor apartments only.
14. No person shall be permitted on or about the premises unless properly attired.
15. Parking on grass areas is strictly prohibited.
16. Unused vehicles, trailers, or boats may not be parked and vehicles may not be repaired on the premises.
17. Lessee is responsible to report any repair which needs to be made so that the repair can be made and to avoid more extensive damage. Failure to report damages makes the lessee responsible for damage.