

## **RULES AND REGULATIONS FOR RESIDENTS**

### **General**

1. The resident is responsible for the proper conduct of family members and guests and for seeing that they understand and observe all rules and regulations.
2. While the buildings are well-constructed, they are not 100% soundproof. Reasonable consideration of one's neighbors is a therefore important.
  - 2.1. No resident shall play, or allow to be played any TV, radio, hi-fi, organ piano or other musical instrument at a sound level that may annoy or disturb occupants of other units. Particular care must be exercised in this respect between the hours of 10:00 p.m. and 8:00 a.m.
  - 2.2. No resident or resident's family or visitors, shall make or permit any disturbing noise in the building or adjacent grounds. Nor shall the resident permit anything by such persons that will interfere with the rights, comforts or convenience of other residents.
3. Outdoor equipment such as bicycles and grills should not be stored, repaired or used in the apartment.
4. The installation of aerials or antennas of any kind is not permitted.
5. Hallways, laundry rooms and storage areas are not play areas for children and should not be used as such. Childrens play, in yards or greenbelt areas should be supervised by an adult.
6. Common areas of buildings such as stairs, stairwells, halls laundry areas, etc., are to be used be used only for the intended purpose. No articles belonging to residents should be kept in these areas.
7. To prevent water damage to their own or adjoining units, residents should close all windows tightly when leaving the unit. Closed and locked windows and doors also reduces the risk of unwanted entry.
8. When the resident is absent from the unit during the heating season, the thermostat shall be set at a minimum of 55-degrees Fahrenheit to avoid freezing pipes and resulting damage.
9. Residents should not store anything in their unit or storage area that can create a fire hazard. Combustibles should not be stored within three feet of any furnace or other heating appliance.
10. Residents should report all problems with their unit to the owner or manager immediately. Problems include plugged drains, tears in the carpets or window coverings, holes in the wall, water leaks, malfunctioning appliances, or any other abnormal conditions.
11. Toilets should not be used for the disposal of sanitary napkins, tampons, disposable diapers or other similar items as they tend to plug the waste (plumbing) pipes.

12. If the resident is permitted to have a pet, the resident must clean-up after the pet on a daily basis.
13. It is recommended that you obtain renter's insurance to protect you in case of some disaster.

#### **Lawns and Greenbelts**

The lawns or greenbelts are maintained by one of the residents or a third party as indicated in the lease. All residents may use these facilities, but they are expected to clean up after themselves and to keep these areas in good condition.

#### **Patios and Balconies**

Patios and balconies are intended for recreational use and not for storage, however bicycles, grills and other outdoor equipment may be kept in these areas.

1. Residents shall not sweep or throw or permit anyone to sweep or throw from windows or balconies, any dirt, cigarettes, cigars, ashes, water, paper or other materials.
2. Mops, rugs, cloths, brooms, vacuum cleaner bags, etc., must not be dusted or shaken from patios, balconies or windows or in the stairwells and must not be stored on patios or balconies.

#### **Vehicles**

No vehicle belonging to a resident or a member of the residents family, guest or employee shall be parked in such a manner as to impede passage in the street or to prevent ready access through a parking area.

1. Cars, trucks, and motorcycles are not to be driven on the lawns or in any area, other than parking areas, streets or driveways.
2. Vehicles that are non-operational, trailers of any kind, and boats shall not be left in parking areas, on the streets or in driveways for longer than ten days.

#### **Windows**

All windows should be covered with appropriate covers (blinds, drapes or curtains). Blankets or sheets should not be used for window coverings unless they have been specifically converted for this purpose.

#### **Laundry Facilities**

1. In consideration of other residents, common laundry facilities should be utilized only between the hours of 8:00 a.m. and 10:00 p.m.
2. Laundry equipment failures should be reported immediately, so that repairs may be made promptly.

#### **Garage or Storage Areas**

1. Flammable liquids or gas (such as propane) should not be stored in garages or storage areas.
2. It is recommended that all items in the storage area be placed on pallets or bricks to prevent damage, in case of water leakage.

**Animals**

**Dogs, cats, and such other household pets may be kept with permission from the Association. No animal larger than 40 lbs, and no dangerous dog breeds, such as pit bulls and rottweilers, are permitted. A dog that constantly barks is also not allowed.**