RULES AND REGULATIONS

GENERAL:

1. These rules and regulations are necessary to insure the proper use and care of the property as well as to insure the protection and safety of the Lessor, his agents, other lessees, and neighbors.
2. The term “Lessee” is defined broadly and includes all persons named in the rental agreement, their family members, guests, invites, and/or others under their control.
3. Lessee will be responsible for the conduct of any and all family members, guests, invitees, and/or others under Lessee’s control.
4. Lessor will not tolerate criminal activity or any other activity that disturbs others or damages the property.
5. Lessor has the right to make other reasonable rules and regulations as may be necessary for the safety of others and the property.
6. A violation of these rules and regulations constitutes a material breach of Lessee’s rental agreement and may result in the termination of tenancy and eviction
7. FOR THE COMFORT, CONVENIENCE AND BENEFIT OF ALL TENANTS, AND TO INSURE PROPER USE AND CAREOF THE PREMISES, LESSEE SHALL COMPLY WITH ALL THESE RULES AND REGULATIONS AND SHALL NOT BE PERMITTED TO:
8. Keep cats, dogs, fowl or other animals or birds on the premises, without the Lessor’s prior written consent
9. Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without the Lessor’s prior written consent.
10. Allow any item to be thrown or dropped form windows or balconies, or to throw or sweep dirt out of the building, beat or shake rugs upon or from any window, balcony, door or any other opening.
11. Cover or obstruct any window, door or transom with any items not approved in writing by Lessor.
12. Drive or drill nails, tacks, screws, holes or apply other fasteners on or into any of the walls, ceilings, floors, partitions or woodwork of said premises, or allow same to be done without prior written consent of Lessor, and in any case Lessee agrees to be responsible for any damage done and will pay for same. GUMMED HANGERS ARE NOT TO BE USED.
13. Do laundry work except in rooms provided for that purpose under conditions designated by Lessor.
14. Allow water to run except when in actual use.
15. Use balconies or patios for any purpose whatsoever other than a place to stand or sit, or store thereon object or equipment other than normal balcony furniture. They may not, as an illustration, be used to hang clothing, rugs, wash or items on, or as a storage depository of any kind, including but not limited to bicycles, strollers, wagons, toys etc. No item or object may under any conditions be thrown or dropped off the balcony or porch. No covering shall be installed on balcony floors.
16. Permit the premises to be used for the operation of any business.
17. Loiter in any common areas of the property.
18. Use a grill of any kind.
19. No mechanic repairs may be done on any motorized vehicle, bike in or on any part of the building premises.
20. No live Christmas trees
21. LESSEE, LESSEE’S OCCUPANTS, GUESTS AND INVITEES SHALL NOT BECOME INTOXICATED, DISORDERLY, HARASS OR SOLICIT RESIDENTS, THEIR GUESTS, OR OTHERS, CREATE OR CAUSE ANY ODORS OR CREATE OR PERMIT ANY UNNECESSARY, UNREASONABLE OR IMPROPER NOICE OR DISTURBANCE IN OR ABOUT THE PREMISES OR THE BUILDING OF WHICH THE PREMISES ARE A PART, INCLUDING, AND NOT BY WAY OF LIMITATION, THE OPERATION OF A RADIO OR TELEVISION SET OR PLAYING OF A MUSICAL INSTRUMENT OR SINGING IN A MANNER OR AT TIMES WHICH MIGHT BE OBJECTIONABLE TO OTHER TENANTS.
22. Lessee shall be responsible for removal of any snow accumulation from balcony.
23. ALL KEYS AND PASS CARDS ARE FOR LESSEE’S SOLE USE. LESSE MAY NOT DUPLICATE ANY KEYS, ALL ADDITIONAL KEYS MUST BE OBTAINED FROM LESSOR. In the event the Lessee fails to return ALL keys and pass/key cards obtained from Lessor within 24 hours after surrendering the premises, ALL costs of rekeying or replacing said locks shall be paid by Lessee upon billing and may also be deducted from Lessee’s security deposit.
24. The streets, sidewalks and entrances shall not be obstructed in any way or used by Lessee for any purpose other than for ingress or egress.
25. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the building, and all damage to the building caused by moving or carrying of articles shall be paid by the Lessee. Riding of bicycles, tricycles, etc. inside the building is not permitted. Nor shall any of said items be permitted to be stored in halls, landings, or in basements other than in Lessee’s locker.
26. All refuse and waste shall be routinely and frequently removed from the premises and deposited in trash bags in trash containers in designated areas only. In the event it becomes necessary, Lessee shall comply with any RECYCYLING RULES, REGULATIONS AND ORDINANCES IMPOSED.
27. Lessee shall keep the glass and/or screens in the windows and doors in good repair and shall pay for the cost to replace any broken glass or screens with equal quality and size as any that may be broken; Lessee will pay for the cost to replace all electric bulbs, shades, or fixtures with the same quality and design and for the damage to floors, doors, sills, walls, counters, or other parts of premises.
28. In the event Lessee fails to pay any utility charges when due, then Lessor, at Lessor’s option, may pay said past due utility charges and Lessee shall indemnify Lessor upon billing for any amounts it shall pay on behalf of Lessee including utilities to last day of lease term or extension thereof. Lessee shall furnish and pay for all charges for telephone.
29. Lessee will at all times keep the windows neat and clean.
30. Lessee shall not meddle with or interfere in any way with any part of the heating, air conditioning, lighting, plumbing, electrical, smoke and fire detection or other life safety devices, refrigerating or laundry apparatus or controls in or about the leased premises or the building containing said equipment, nor shall lessee install any said apparatus without Lessor’s prior written consent.
31. No radio wires or television wires, aerial or connection shall be installed, placed on, or attached to the demised premises without the prior written consent of the Lessor. The Lessor is authorized to remove, at the expense of the Lessee, any such apparatus erected without such written consent.
32. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweeping, rubbish, rags, paper, or other substances shall be thrown therein. Any damage resulting to them from misuse of any nature or character whatever shall be paid by Lessee.
33. Lessee shall protect all uncarpeted floors and hallways with rugs or loose laid carpeting to protect finish and absorb walking sounds. The Lessee shall protect all wood floors in the apartment [except kitchen, bath(s) and closet(s)] with rugs or loose laid carpeting to cover not less than seventy-five percent of the floor surface from the center of the room of hallway to the abutting walls so that all walk areas are covered. All heavy furniture is to have casters to protect flooring. Placement of rugs or door mats in the common hallway outside the apartment is not allowed.
34. Lessor may, at any reasonable time authorized by law, enter said premises for the purpose of inspecting same, making repairs, showing the premises to prospective tenants or purchasers, or for other purposes authorized by law, upon advanced notice of at least 12 hours.
35. Lessor shall not be responsible to Lessee for any non-observance of rules and regulations of other tenants.
36. Lessor reserves the right to amend any Rules and Regulations at any time upon 28 days written notice to Lessee. Any violation of any Rules or Regulations shall be deemed to be a breach of this Lease.
37. It is the Lessee’s responsibility to obtain insurance coverage for their personal property stored on the property. Lessor shall not be responsible for any loss or damage to tenant’s property unless the loss or damage was the result of the Lessor’s negligent acts or omissions.
38. Any failure to act by Lessor with regard to any specific violation of breach of these rules or regulations by Lessee shall be considered temporary and does not waive Lessor’s right to act on any future violation or breach.
39. No waterbeds or other water furniture are permitted without the Lessors prior written consent.
40. Painting shall be done only when necessary, by Lessor only, but in no event more frequently than every three years, except for damage not caused by the Lessee, Lessee’s occupants, guests or invitees. If it shall become necessary to paint the premises, or any part thereof, sooner than three years from the date of the previous painting, because of misuse by the Lessee, Lessee’s occupants guests or invitees, the cost of such painting shall be charged to the Lessee, such cost to be prorated on a three year basis.
41. Garage/Parking space(s): Lessee agrees Lessee Must park1 car per space only. Storage of anything else other than a car in a garage/parking space must be agreed to by Lessor in writing. Lessee’s property shall not block the driveway, or make it difficult for other Resident’s to park in or use the garage/parking space. At no time may vehicles be “worked on” in the garage/parking space. If garage space is lockable, Lessee shall make sure garage is locked and garage door is closed at all times when not in use. Garage door openers if lost or damaged will be replaced at a cost of $95.00 by Lessee. Lessor is not responsible for any damages to vehicles or property stored in the garage/parking space. No use of electricity is allowed in a garage space. Any item found to be plugged in in a garage space will result in a $100.00 fine to the Lessee.
42. **THE LESSEE AGREES TO NOTIFY THE LESSOR IMMEDIATELY IN WRITING IF ANY SMOKE DETECTOR OR CARBON MONOXIDE DETECTOR IS NOT OPERATING PROPERLY. LESSEE UNDERSTANDS THAT TAMPERING WITH ANY SMOKE DETECTOR IN ANY MANNER IS ILLEGAL AND SHALL CONSTITUTE A BREACH OF THIS LEASE AND LESSEE IS SUBJECT TO MAXIMUM PENALTY PERMISSIBLE BY LAW.**

I have read the foregoing Rules and Regulations and agree to abide by them as part of the Lease.

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Signature of Lessee Signature of Lessee