

**EXHIBIT A**

**RULES AND REGULATIONS**

Tenant and Tenant's family, and their servants, employees, agents, visitors, licensees and invitees, shall observe and comply with the Rules and Regulations set forth below and made a part of this Lease, as the same may be amended, modified or rescinded from time to time, and with such other and further Rules and Regulations as Landlord may from time to time deem necessary and prescribe for the safety, care and cleanliness of the Apartment, the Apartment Complex and the grounds and preservation of good order therein or for the comfort, quiet, convenience and safety of occupants of the Apartment Complex. **Failure of Tenant, Tenant's family, and their servants, employees, agents, visitors, licensees and invitees, to comply with the Rules and Regulations shall constitute a default under this Lease, enabling Landlord to exercise any and all remedies provided at law or under this Lease.** Notice of any such amendment, modification or rescission of such further Rules and Regulations may be given by Landlord by posting or in such manner as Landlord may determine.

**I. NOISE AND CONDUCT**

1. Tenant shall not make any offensive comments or gestures or make or permit any disturbing noises, including screaming or loud arguing, which in the sole discretion of Landlord unreasonably interfere with the rights, comforts or convenience of other tenants. Tenant shall keep the volume of any radio, television, stereo, or musical instrument in the Apartment sufficiently low at all times so as not to disturb other tenants. Tenant shall observe quiet hours between 10:00PM and 7:00AM. The volume of noise that constitutes a violation of this rule shall be left to the sole discretion of Landlord. Tenant may not conduct any vocal or instrumental instructions in the Apartment.
2. Tenant shall be responsible and liable for the conduct of its guests. Acts of guests in violation of this Lease or these rules and regulations may be deemed by Landlord to be a breach by Tenant.
3. Tenant agrees to abide by rules and regulations established for use of recreational, health and service facilities provided by Landlord.
4. Entrances, walks, lawns and other public areas shall not be obstructed. No personal belongings may be placed in common areas or about the building. Recreational equipment and toys, such as tricycles, scooters, wagons, etc., will be of size and quantity to permit storage inside the Apartment or garage, if such is available. The use of bicycles, skateboards, roller skates, scooters, etc. will not be permitted at the Apartment Complex or on community streets, walkways, or parking lots.
5. Tenant shall not display any unsightly signs or markings on the Apartment.

**II. CLEANLINESS AND TRASH**

1. The Apartment must be kept clean, sanitary and free from objectionable odor.
2. No littering of papers, cigarette butts, or trash is allowed. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
3. No goods or materials of any kind or description which are combustible or would increase fire risk shall be placed in any storage area. Storage in such area shall be at Tenant's risk and Landlord shall not be responsible for any loss or damage. Tenant shall not store gasoline or other combustibles in the Apartment or in any storage area.
4. Garbage is to be placed inside the containers provided. Garbage shall not be allowed to accumulate. Items too large to fit in the trash containers must be disposed of by Tenant and shall not be left beside the trash containers.
5. Trash containers provided for curbside pick-up must be kept inside the garage and out of sight at all times except on days of scheduled refuse pick up.
6. Any balcony or patios shall be kept neat and clean at all times. No rugs, towels, laundry, clothing or other items shall be stored, hung or draped on railings or other portions of the balcony or patio. Unsightly items must be kept out of vision.

**III. MAINTENANCE, REPAIRS AND ALTERATIONS**

1. No screws, anchors or plastic mollies may be placed in the walls, woodwork or any part of the Apartment.
2. Tenant shall make no alterations or improvements to the interior or exterior of the Apartment without written permission from Landlord including but not limited to affixing, hanging, or displaying lights or decorations, satellite hardware, etc. to the exterior of the Apartment without the written permission of the Landlord.
3. Tenant is prohibited from adding, changing or in any way altering the locks in the Apartment without prior written permission from Landlord.
4. All notices and requests for repairs or services by Tenant must be in writing to Landlord. Any maintenance or repair by Landlord (unless emergencies) shall occur during normal businesshours.

**IV. LOCKS AND KEYS**

1. If Landlord is called to unlock the Apartment or supply Tenant with an additional key, there will be a \$25.00 service charge between 9:00 a.m. and 9:00 p.m., and a \$50.00 charge for all othertimes.
2. If Landlord is called to change a lock due to loss of keys or Tenant giving someone else a key, Tenant will be charged \$20.00 for a new lock and \$30.00 for labor to install new lock.

**V. PARKING AND VEHICLES**

1. All resident and occupant vehicles MUST be registered with the Rental Office. All guests and extra occupants must park in Visitor Parking.

2. ALL vehicles must be operable. Any inoperable vehicle will be towed away at Tenant's expense.
3. Accessible routes must be kept free and clear of all vehicles and obstructions.

**VI. MISCELLANEOUS**

1. LIVE CHRISTMAS TREES: Only artificial Christmas trees are permitted.
2. WATERBEDS: Waterbeds are not permitted unless Tenant receives prior written permission from Landlord and presents proof of Renter's Insurance.
3. OCCUPANTS: No one is permitted to loiter or play on the common areas, public driveway or parking areas.
4. BALCONIES AND PATIOS: Only patio furniture is permitted to be kept on balconies. No partitions or enclosures of any type and webbing of balcony rail are permitted. Tenant agrees not to place any carpeting or other covering on the patio or balcony. In addition, Tenant agrees that in the event he/she places carpeting or other coverings on the patio or balcony, Landlord, without notice to Tenant, will remove same and Tenant shall remit to Landlord, as additional rent, the sum of One Hundred Dollars (\$100.00) as reimbursement to Landlord for said removal.
5. CLEANING, RUBBISH: Dust, rubbish, litter or other items shall not be thrown or emptied from any windows or porches/balconies. All rubbish should be properly disposed of in, but not outside of, the provided dumpsters. Landlord reserves the right to charge Tenant with any additional fee which is assessed to Landlord by the provider of the refuse disposal by reason of incorrect disposal of waste. Do not place large items into compactors or dumpsters; call the office to schedule a special pick-up.
6. ILLEGAL ACTIVITIES: Tenant shall not in the Apartment, parking garages, parking lot, maintenance areas, laundry rooms, lobbies and all other common and/or public areas of the building or any part of the Apartment Complex, engage in or permit any drug-related or other criminal activity, or engage in or permit any activity that endangers the health or safety of other residents in Landlord's sole discretion, or engage in or permit any activity that is, in Landlord's sole discretion, otherwise injurious to the community or its reputation. Instances of such conduct shall include, but not be limited to, Tenant's permitting any co-tenant, occupant, member of Tenant's household or family, guest, invitee, or other persons Tenant permits to occupy or use the Apartment, to use, manufacture, purchase, sell or otherwise distribute illegal drugs or illegal drug-related paraphernalia in or about the Apartment. The restrictions contained hereunder are material obligations under the Lease. Landlord's receipt of complaints from other residents or building employees shall be conclusive evidence that Tenant has violated the foregoing restrictions. Violation shall constitute grounds for termination of the Rental Agreement and/or eviction.
7. LAVATORIES: The water closets and other waste and drain pipes shall be kept open at Tenant's sole cost and expense and they shall not be used for any purpose other than for that for which they were constructed. No sweeping, rubbish, rags, sanitary napkins, papers, ashes or hair, or any other substance, shall be thrown therein. The cost to repair any damage resulting to said water closets or sanitary sewers from misuse of any nature whatsoever shall be paid by Tenant as additional rent within thirty (30) days of being invoiced.
8. COOKING AND GRILLING: There shall be no cooking or baking done within the Apartment, except in the kitchen. Tenant further agrees that it will not operate a charcoal, gas or electric grill or barbecue apparatus within the Apartment. The storage, keeping, or use of gas, charcoal or open burners of any sort (as well as the fuel that they use) or any other cooking device not designated for indoor use is not permitted in the Apartment. Unless prohibited by State or local fire ordinances, all grilling for personal use may only be on the back patio or balcony and must be at least ten (10) feet from the building or fence. Any damage to siding or fence shall be paid by Tenant as additional rent within thirty (30) days of being invoiced. Fire pits of any kind are not allowed on the rented premises or common areas.
9. AWNINGS, SIGNS AND ADVERTISEMENT: No awning, projection, sign, advertisement, flag, notice or device of any kind shall be placed or permitted to remain upon any part of the Apartment or Apartment Complex, nor shall any article be suspended outside the Apartment or Apartment Complex or placed in the windows or windowsills thereof.
10. DEFECTS IN PIPES, WIRES AND ROOFS: Tenant shall immediately give Landlord notice of defects in gas, water pipes or in electrical wires or the leaking of any roof.
11. WINDOW TREATMENTS: Tenant shall cover all windows and patio doors in the Apartment with either white or white lined draperies or curtains.
12. EXTERMINATING: Tenant agrees to cooperate with Landlord or its exterminating service, if Landlord provides same. Tenant shall permit Landlord's exterminating service company access to the Apartment for the purposes of spraying, baiting or other type of service deemed necessary by the exterminating service company, to control and/or rid the Apartment of insects, rodents or other pests. Upon notice from Landlord, Tenant shall remove all items from the cupboards, cabinets and drawers in the Apartment, including all food, food products, dishes and other items stored in same, in order to enable the exterminating service company to spray the Apartment. Tenant's failure to so cooperate shall be considered a material breach of the terms of this Lease.
13. SOLICITATION: Solicitation of any type is prohibited in the apartment Community.
14. GARAGES: Garages are not to be used as living space.
15. SATELLITE DISH: Tenant must contact the office prior to installation. Installation must be in accordance with Lease. There is no guarantee of acceptable satellite reception in every unit. Satellite hardware must be mounted on the back patio area only and may not encroach onto the common area. Furthermore no holes may be drilled into the building for any reason. Installed height must not exceed the lip of the gutter.

\_\_\_\_\_, its agents, and employees, strictly abide by all applicable Federal, State, and County laws. Management does not discriminate on the basis of race, color, religion, sex, national origin, familial status, disability, or other protected classes under state/local law.



**Read and Accepted:**

**Resident Signature**

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**Date**

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**Co-Signer/Guarantor**

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