

## Christian Church Homes (CCH House Rules/Regulations) Leasing Document

We are pleased that you have chosen our apartment community for your home, and we hope you will reside here for many years to come. We are proud of this community and want to ensure its continued success, as well as your happiness, through quality management services, mutual communication, resident involvement, and participation.

Although courtesy and consideration of one's neighbors cannot be mandated, through years of experience, we have established general, fair and reasonable policies which we have found necessary to guide harmonious relations among residents. With your comfort and safety in mind, the following House Rules and Regulations are an enforceable attachment to your Lease Agreement.

### 1. **ABSENCES/VACATIONS:**

Residents should ensure that management is promptly informed of extended absences of more than 30 days. Absence from the Premises for a period exceeding 60 consecutive days for reasons other than health or emergency, or for more than 180 days for any reason, shall constitute a material breach of this Agreement and may result in termination of your tenancy and this Agreement if not promptly cured. Upon your return, notify the manager you are home.

### 2. **ACCESSIBLE UNITS:**

Priority for units with accessible features is given to Individuals with Disabilities who need them. Accessible features may not be available in every unit in the apartment complex.



- If checked, I understand that I am accepting an apartment which does not have any special accessibility features and no member of my household currently requires an apartment with special accessibility features.
  
- If checked, I understand that I am accepting an apartment which has special accessibility features which no member of my household currently requires. Should this apartment be needed by an individual who requires the accessibility features, I will move to a non-accessible apartment of the proper size within the community when one becomes available. This move will take place within 30 days after notification by the landlord that an apartment of the proper size is available. I further understand that I will be reimbursed for out-of-pocket moving expenses (verified with receipts) up to, but not beyond, Two Hundred Dollars (\$200).
  
- If checked, I understand that I am accepting an apartment which has special accessibility features which are currently required by a member of my household. If the features of this apartment are no longer required by a member of my household, I will move to a non-accessible apartment of the proper size within the community when one becomes available. This move will take place within 30 days after notification by the landlord that an apartment of the proper size is available. I further understand that I will not be reimbursed for any moving expenses incurred in the transfer of apartments.

**Initials Here:** \_\_\_\_\_

### 3. **ANIMAL RULES:**

Animals must be registered with management, and residents must comply with the Animal Policy, which includes guidelines on animal behavior, waste disposal, leash, and vaccination requirements. Only certain types and sizes of animals are allowed (service and accommodation animals are exempt from size and breed restrictions, please contact management for the Reasonable Accommodation process).

The purpose of this section is to establish rules and regulations to ensure that animals' ownership will not be injurious to persons or property, nor infringe upon the rights of all residents to a clean, quiet, safe and enjoyable living environment. *These Rules apply to all residents, whether they currently own an animal or not. Before bringing an animal to reside on the premises, the Animal Agreement and Information Record must be fully executed.*

#### A. DEFINITION OF A "DOMESTICATED ANIMAL"

"A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household domesticated animals do not include reptiles (except turtles). If this definition conflicts with any applicable State or local law or regulation defining the animals that may be owned or kept in dwelling accommodations, the State or local law or regulations shall apply. This definition does not include animals that are used to assist persons with disabilities." [24CFR 5.306]

NOTE REGARDING EXCLUSIONS FROM THIS POLICY: Persons with disabilities who require a service or accommodation

animal to assist, support, or provide services to them should request a copy of the "Assistance Animal Policy" from management.

B. SELECTION CRITERIA

1. Only one dog or cat will be allowed per apartment. The maximum size of a fully-grown dog is 25 pounds. Service and accommodation animals are exempt from this number and size limitation.
2. Dogs and Cats must be spayed or neutered.
3. A maximum of two birds is allowed and must be kept in appropriate cages as approved by Management.
4. The maximum aquarium size for fish is 20 gallons.
5. The maximum number of small animals (gerbils, hamsters, guinea pigs, mice, etc.) will be two (2). These animals must be kept in an appropriate size cage.

C. ACCEPTANCE OF ANIMAL

1. The resident must comply with the Animal Rules. The Animal Agreement and Animal Information Record must be signed before the animal can be kept in an apartment.
2. Each animal requiring a license must be licensed by law and have the tag on its collar prior to admission. The license must be renewed as required by law.
3. The resident must certify that they will keep the animal confined to their apartment except when entering or leaving the building. The Resident also agrees that the animal will not be taken to any area of the building where animals are not permitted, except where exemptions

apply for accommodation or service animals.

4. Residents must provide proof of all inoculations and vaccinations that are required by law. These must be kept current according to all legal requirements. (See Exhibit II – Animal Information Record.)
5. Residents must provide proof of neutering or spaying of all dogs and cats.
6. Annual review of compliance with all federal, state, and local laws concerning the animal will be done at the time of the resident's annual review.

D. CARE OF ANIMALS

1. GENERAL REQUIREMENTS:

- a. Each resident having an animal in their apartment will be responsible for daily cleaning of the area used by the animal.
- b. The resident must maintain the inside of the apartment in a clean, sanitary, odor and vermin free condition.

2. BIRDS:

- a. Birds must be kept in a proper cage at all times.
- b. The floor area around and under the cage must be protected.

3. FISH:

- a. Aquariums must be cleaned and maintained according to acceptable standards of fish culture.
- b. The aeration, filtering, heating, and other necessary

apparatus must be installed and maintained according to prevailing electrical codes.

4. DOGS AND CATS:

- a. Every dog or cat must be kept on a harness or leash while outside the apartment. The animal must be in the control of an adult who is able to restrain it.
- b. No animals may be left or tethered outside the building or on balconies, patios, or porches.
- c. Balconies, patios, and porches may not be used as areas for animals to relieve themselves.
- d. No doghouses, animal runs, etc. will be permitted anywhere on the premises.
- e. Flea control is required as part of the ongoing care of dogs and cats. Resident may be required to provide proof of flea treatments.

E. FINANCIAL OBLIGATIONS

Every resident or applicant requesting to have a dog or cat in their residence must place a deposit with the Management an Animal Deposit in the amount of \$ 300.00, or such other maximum amount as required by law. This deposit will be retained in a special account. If the application is denied, the deposit will be returned along with a reason for the denial. When the animal is no longer in their residence, or when the Resident moves out, the deposit (including accumulated interest) will be returned after an inspection for damages and any charges have been deducted. Any damages over the Animal Deposit will be billed to the resident. Payment plans to

accumulate the Animal Deposit can be authorized by Management, with an initial payment not less than \$50 when the animal is brought on the premises, and subsequent monthly payments not less than \$10 per month until the amount of the deposit is reached.

F. LIABILITY INSURANCE

Owners of Animals are urged to secure a liability insurance policy to protect themselves in case their animal injures someone.

G. REGISTRATION

All residents are required to register their animals with the Community Management and provide a photo of the animal for Management to keep on file. The animal must be registered before it is brought onto the premises, and registration must be updated at least annually. The update will be included with the annual recertification of tenancy. The registration must include:

1. A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the animal has received all inoculations required by applicable State and local law; and
2. Information sufficient to identify the animal and to demonstrate that it is a common domesticated animal; and
3. The name, address, and phone number of one or more responsible parties who will care for the animal when and if the resident is unable to.

Management may refuse permission to keep an animal if: a) the animal is not a common domesticated animal; b) if the keeping of the animal would violate any applicable house/animal rule; c) if the resident fails to provide complete Animal Information Record or fails to update Animal Information Record annually; or d) if Management reasonably determines, based on the resident's habits and practices, that the resident will be unable to keep the animal in compliance with the animal rules and other lease obligations.

#### H. HEALTH, SAFETY, AND WELFARE

1. The resident is responsible for the action of their animal at all times. They agree to abide by the following rules:
  - a. No animal will be allowed to disturb the rights, comfort and convenience of neighbors or other occupants, whether the animal is inside or outside of a dwelling unit.
  - b. Dogs and cats must be house broken. All other animals must be caged at all times.
  - c. No offspring or baby animals, except for fish, of any type are allowed.
  - d. Animals shall not be tied to any fixed object outside a dwelling unit, including, without limitation, walkways, stairways, halls, parking lots, lawns, or any part of the complex property. Animals will not be allowed to run loose outside a dwelling unit.
2. Where necessary, animals will be allowed to pass through the lobby and halls while being brought into or being taken out of the resident's unit. Animals will not be

allowed to remain in any public area in the building.

3. Animals are not allowed in the community room, lobby or laundry room.
4. A resident or guest shall bring no other animals onto the complex property, other than those pre-registered and approved by Management. Guests may not bring animals onto the property without written approval of Management.
5. Animals must be fed and watered inside the dwelling unit. Animal food and water may not be left outside a dwelling unit at any time.
6. Animals will not be allowed to make noise, create odor, or otherwise disturb the peace of other residents.
7. If the resident is going to be away for longer than one day, arrangements, in writing, must be made to provide adequate care for the animal. In the event that appropriate arrangements are not made, the appropriate authorities will be called to take charge of the animal at the expense of the resident.
8. In the event that an animal bites or attacks other animals or persons, a report will be made to the appropriate authorities as required by law. Management will also be required to remove the animal from the building if it is determined that it presents a hazard to others.
9. The resident will be responsible for picking up their animal waste (feces) anywhere on the grounds or property and disposing of the waste in a manner that conforms to local sanitary regulations (i.e. in a sealed

appropriate container into the garbage.) Animals will be allowed to void themselves only in the designated exercise area(s):

\_\_\_\_\_

In this area, the Resident must pick up and dispose of any feces left by their animal. Failure to properly dispose of waste may result in a fee for cleaning up animal waste. This shall be \$5.00 per occurrence.

10. Cat litter **MUST** be changed at least twice each week.
11. Resident's will maintain their animal(s) in such a way that complies with the requirements of all applicable Federal, State, and local laws, including health, housing, and building codes to keep the animal(s) and premises in a clean, sanitary, odor and vermin free condition.

**I. REMOVAL OF ANIMALS**

1. When complaints are received and verified by Management about violations of these animal rules, the owner of the animal involved will be served written notice of the animal rule violation and asked to meet with the Administrator to discuss the violations. This notice will contain:
  - a. a brief factual statement of how the alleged animal violation was determined and the rule that was violated;
  - b. a statement that the animal owner has 10 days to correct the alleged violation, or to make a written request for a meeting to discuss it;

- c. a statement that the animal owner is entitled to be accompanied by another person of their choice at the meeting; and
  - d. a statement that the animal owner's failure to correct the violation, or to request a meeting, or appear at the requested meeting may result in the initiation of procedures to terminate the animal owner's tenancy.
2. If, in the judgment of the Management, the animal becomes a nuisance or annoyance to the other residents or to the public, then at the written direction of the Management, the resident shall remove the animal from the premises permanently.
3. Any animal that growls at other residents so that the other residents are feeling threatened will be removed from the premises. Should an animal owner dispute reports of unacceptable behavior by their animal, the animal owner may appeal by obtaining a "Canine Good Citizen" certification. Check with the local Humane Society for resources regarding this certification program.
4. Any animal that causes physical injury to another person will be removed from the premises.
5. Each resident who has an animal must have a written agreement which states who will be responsible for the animal(s) in case of an emergency (See Exhibit II - Animal Information Record.) The person accepting responsibility must do so in writing. If the person(s) who have agreed to care for the animal(s) fail to do so,

appropriate authorities will be called to remove the animal(s) at the expense of the resident who owns the animal(s).

6. If the resident is or becomes incapable of caring for their animal, or if such animal is neglectfully cared for or abused, the Management may terminate the resident's authorization to keep the animal and the appropriate legal authorities will be notified.

J. EXERCISE AREA

The designated exercise area(s) for animals shall be:

---

---

If left blank, no such area has been designated for the Property, and the animal may not be exercised in the common areas.

K. VACATING APARTMENT

A resident who has had an animal living in their apartment, shall be responsible for cleaning, defleaing, and deodorizing the unit in order to protect future occupants from possible health hazards. Such work shall be arranged for by the Management and paid for by the resident.

L. ADDITIONAL RULES

The Management shall have the right to make reasonable changes and additions to the rules set forth in this document. These changes shall be in writing and each resident will be notified of such changes.

M. VIOLATION OF AGREEMENT

If any provision of the Animal Rules is violated, or if the

Management becomes entitled to terminate the Resident's authorization to keep an animal, the Resident shall, upon demand by the Management, permanently remove such animal from the property within 10 calendar days of the effective date of the notice. The Landlord shall have all rights and remedies set forth in the Lease, including, without limitation, the right to inspect the Resident's apartment, to require reimbursement of any expenses incurred by the Community as a consequence of the Resident's default, and the right, in appropriate circumstances, to evict the Resident from said apartment.

N. ANIMAL RULES ATTACHMENTS

The following documents must be completed before an animal can be brought onto the premises (if checked):

EXHIBIT I - ANIMAL AGREEMENT

EXHIBIT II - ANIMAL INFORMATION RECORD

*OR*

Resident does not currently have an animal, but acknowledges receipt of these animal rules and agrees to abide as stated therein

**Initials Here:** \_\_\_\_\_

4. APPLIANCES:

Only the major appliances that come with the apartment are allowed. Exceptions may be made for additional appliances as reasonable accommodation due to a disability, but prior written approval from management is required before the appliances can be brought into residence.

5. **AREA NOISE/CONSTRUCTION:**

- a. Certain geographic areas, in particular, urban areas, may have more noise during certain times of the day or on certain days of the week. By signing this Agreement, Resident has inspected the geographic area/neighborhood and has satisfied themselves that the noise levels in this geographic area/neighborhood are acceptable to them and they understands that excessive street traffic, construction in the neighborhood (other than within the Property), trash truck noise, noise from businesses or surrounding neighbors, or similar complaints shall not constitute good cause for Resident to terminate this Lease prior to the expiration of the term.
- b.  If checked, OWNER intends to begin construction on the Property during the term of this Lease. Resident understands that during the construction, Resident may need to be relocated at OWNER's expense and agrees to cooperate with such relocation requirements and instructions. If not relocated, Resident understands that some portions of the common areas may be unavailable at certain times for safety reasons and/or there may be dust or excess noise during construction hours. If and when construction is scheduled to begin, OWNER will provide Resident with additional information concerning the scope of construction, estimated schedule, and whether relocation may be necessary.

6. **AUTOMOBILES:**

OWNER shall not be liable to Resident(s) or Resident(s)' guests or invitees for any damage, theft, or loss to any motor vehicle on the Premises or its contents. Presence of security gates is for deterrence only and does not guarantee that criminal activity can

be prevented. Further, there will be times when security gates malfunction and/or are inoperable pending repairs and OWNER makes no warranty that such gates will be operational at all times. Further, Resident(s) and their guests must comply with all rules and regulations issued by OWNER with respect to the operation and parking of motor vehicles on the grounds of the Property. The failure of Resident(s) and their invitees or guests to follow applicable rules is a material breach of this lease. **Parking is at your own risk at all times.**

Vehicles must be currently licensed and in operating condition. Unauthorized vehicles will be towed at the vehicle owner's expense. No recreational vehicles, trailers, or commercial trucks are allowed without written permission. Residents are responsible for fluid leaks from their vehicles. All resident vehicles brought on the property must be registered with management. The following documentation for the vehicle must be provided:

- A. Proof of ownership/registration
- B. Proof of valid driver's license
- C. Proof of insurance

Parking is subject to availability. There are a limited number of resident parking spaces. To apply for a space, please contact management.

7. **BARBEQUES:**

Charcoal burners and other open-flame cooking devices shall not be operated anywhere at the Property except for barbecues installed in the Property's common area, if available. If applicable, OWNER may impose additional rules and regulations with respect to the common area barbecues in the House Rules.

**8. BED BUGS:**

- a. OWNER hereby provides the following general information about bed bug identification, behavior, biology, the importance of cooperation for prevention and treatment, and the importance of and for prompt written reporting or suspected information to OWNER.
- b. Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- c. Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- d. Survival: Bed bugs can survive for months without feeding.
- e. Bed Bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- f. Common Signs and Symptoms of a Possible Bed Bug Infestation:

- i. Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
  - ii. Molted bed bug skins, white, sticky eggs, or empty eggshells.
  - iii. Very heavily infested areas may have a characteristically sweet odor.
  - iv. Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- g. More Information. For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.
- h. Growing Problem. In the past, bed bug infestations were primarily associated with crowded and dilapidated housing. However, bed bug infestations are becoming more common and can be found even in first class hotels and living accommodations. The increase may be the result of increased human travel, movement of infested luggage and items, and changes in the pesticides available to control this pest. Bed bugs are transferred to new locations on people, their clothing, furniture, bedding, and luggage.
- i. Inspection Before Bringing Items to Premises. To prevent bed bug infestations, Resident agrees that before move-in and/or bringing new items to the Premises, Resident will inspect all luggage, bedding, clothing, and personal property and to carefully scrutinize and consider the history of any used

furniture before bringing it to the Premises. OWNER highly discourages residents from purchasing used furniture, especially mattresses, couches, and cots. Residents are prohibited from moving abandoned furniture onto the property. Resident agrees to allow OWNER to inspect Resident's items before move-in, upon request. If OWNER has a concern about possible infestation, OWNER may (but will not be obligated to) either prohibit Resident from bringing the item into the Premises and building or, require Resident to have the item treated at Resident's expense before the item is brought into the Premises or building.

- j. Resident Notification to OWNER of Infestation. Resident will immediately notify OWNER of any condition in the Premises indicating a bed bug infestation, such as itchy welts on Resident's skin; bed bugs (whether alive or dead); blood spots (either red or brown) or excrement spots (brown or black) on bedding or the bed; or a sweet odor.
- k. Bed Bug Treatment. Bed bug treatment is challenging. It requires Resident's cooperation, professional treatments, and will require treatment and/or discarding of furniture, clothing, and personal property. Because of the difficulty of bed bug extermination, and because of the risk that bed bugs could spread into other units, Resident agrees that if bed bugs are found, Resident will immediately contact OWNER and will not attempt to personally exterminate bed bugs without professional assistance.

9. **BICYCLES, SKATEBOARDS AND SIMILAR RECREATIONAL EQUIPMENT:**

Bicycles, skateboards, and other similar recreational equipment are to be stored in apartments, porches, or designated areas (if applicable). Bicycle riding and skateboarding are prohibited within the complex, including walkways, grass areas, parking areas, hallways, or any common area. Any such items left in the common areas will be removed and may be disposed of by Management within 24 hours of removal. Management will not be responsible for items missing or stolen from porches or other common areas, or removed and disposed of by Management if item was left in common area in violation of this provision. See Personal Micromobility Devices provision below for additional information concerning electric or battery powered devices.

10. **BLOCKING EGRESS:**

Windows and doors that provide emergency ingress and egress must not be blocked by furniture, plants, decor, or other items. This includes exits onto balconies and patios. The window egress must not prevent the window from fully opening. Do not install locks or fastenings that prevent people from escaping from inside.

11. **BUSINESS ESTABLISHMENT:**

Except as otherwise permitted by applicable law, Resident(s) shall not use the Premises to conduct any business activities on the Premises. Conducting business activities includes, without limitation, having a business telephone line in the Premises, having business clients meet with Resident(s) at the Premises, having business stationery setting forth the address of the Premises as a business address, assembling or manufacturing any product upon

the Premises, or otherwise holding out the Premises as the address of any business. Small at-home businesses that do not interfere with other residents must have prior written approval from management.

12. **CARBON-MONOXIDE DEVICES:**

If a carbon-monoxide device has been installed within the Premises, Resident acknowledges that the carbon-monoxide device was operable at the time Resident took possession of the Premises. Resident is responsible for notifying OWNER if Resident becomes aware of an inoperable or deficient carbon-monoxide device within the Premises. OWNER shall correct any reported deficiency or inoperability of the carbon-monoxide device. Resident agrees to not interfere with the presence or operability of any carbon-monoxide device. Resident further agrees that, if the carbon-monoxide device(s) is battery operated, as part of the consideration of the rental, Resident assumes responsibility to: a) ensure the battery is in operating condition at all times; and b) replace the battery as needed. Under no circumstances shall Resident remove the battery of a carbon-monoxide device without immediately replacing the battery with a new one.

**Initials Here:** \_\_\_\_\_

13. **CONDUCT:**

a. Resident(s) additionally agree the following conduct is prohibited in the Premises or anywhere on the grounds of the Property (which, for purposes of this provision, includes any alleyways, right-of-ways, or sidewalks immediate adjacent to the perimeter of the Property): (i) permitting the Premises or the grounds of the Property to be used for any illegal purpose,

- (ii) engaging in any illegal acts, (iii) physical or verbal violence or threats of physical violence, or (iv) the possession, use, or cultivation of any illegal narcotics.
- b. Resident(s) further agree not to harass, annoy, disturb the quiet enjoyment, or endanger any other Resident of the Apartment Community, any guest or invitee of any other Resident, any management staff person working or living at the Property, any contractor or vendor of OWNER performing services at the Property, or any neighbor in the immediate vicinity of the Property, which includes, but is not limited to, excessive noise disturbances or filming or videoing another person on the grounds of the Property without their consent after being requested to not do so.
- c. Resident(s) also agree not to do or permit anything to be done in the Premises that may be deemed hazardous or which will cause a cancellation of or an increase in the premiums for any insurance for the Apartment Community.
- d. Resident(s) additionally agree not to deface or damage any part of the Premises or the Apartment Community or permit the same to be done or keep any flammable or explosive materials or any substance considered dangerous, hazardous or toxic under any governmental law or regulation in the Premises.
- e. Any violation of this section shall be deemed a material and incurable breach of this Lease and shall entitle OWNER to serve Resident(s) with a notice terminating the tenancy. Nothing set forth herein shall be deemed as disallowing any use of the premises that cannot legally be prohibited.



14. **DAMAGES:**

Whenever damage is caused by carelessness, misuse, or neglect on the part of the tenant, a household member, or a guest or invitee of the household, the tenant is obligated to reimburse the OWNER for the damages within 30 days of written demand by OWNER for reimbursement. Cost of repairs are limited to actual and reasonable costs of repair.

15. **DEATH OF RESIDENT; TERMINATION OF LEASE/TENANCY:**

Subject to applicable state law, death of the Resident, if they are the sole adult household member shall constitute termination of a month-to-month tenancy upon notice of such death to OWNER. OWNER may take possession of the Premises 30 days after notification of such death. Death of the Resident, if they are the sole adult household member, and the Resident is on a one-year lease, does not terminate the tenancy and Resident's estate is liable for the balance of all rent due under the lease unless the OWNER and the lawful representative of Resident's estate agree that OWNER will take back possession of the Premises prior to the expiration of the lease term. For HUD properties, HUD subsidy terminates 14 days after the Resident's death, but does not terminate Resident's estate's obligation to pay the full contract thereafter until possession of the Premises has been restored to OWNER.

16. **DEATH-IN-UNIT**

Landlord is required to disclose to prospective tenants a death that occurred in the unit if it is considered to be material, but is not required to disclose a death that occurred more than three (3) years

before the tenant offers to lease a unit, or if a previous occupant had HIV or died from AIDS-related complications.

Landlord hereby discloses the following (check only one):

- Landlord is **NOT AWARE** of any death that has occurred in the Premises within the last three (3) years.
- Landlord **IS AWARE** and **DISCLOSES** to the tenant that a death occurred in the Premises within the last three (3) years.

17. **DELIVERY OF FURNITURE & EQUIPMENT:**

All deliveries must go directly to residents. Management will not accept or sign for any deliveries and will not be responsible for any delivered items left in common areas. Resident is responsible for any damage to walls, floors, elevators, stairs, or any other area of the Property that is damaged during the course of furniture or equipment delivery. Resident or persons acting on behalf of Resident may not lock elevators or otherwise impede their operation during the course of a delivery.

18. **DRESS CODE:**

Residents must be clothed and wearing shoes at all times when in common areas of the Property. Bare feet, forms of nudity, or being partially clothed or indecent dress (i.e., clothing that exposes the buttocks, genitals, or breasts) are unacceptable.

19. **DUTY TO CLEAN AND VENTILATE:**

Resident(s) hereby acknowledge that mold and mildew can grow in the Premises if the Premises is not properly maintained and ventilated. Resident(s) acknowledge that it is important that Resident(s) regularly allow air to circulate in the apartment. Resident(s) agree to regularly allow air to circulate in the Premises

by using bathroom fan(s), using ceiling fans, where available, and regularly opening the windows and/or sliding doors where available. Since it is common for mold and mildew to grow if even a small amount of moisture builds up, Resident(s) also agree to clean all toilets, sinks, counter-tops, showers, bathtubs and tile or linoleum floors with a household cleaner on a bi-weekly basis. Resident further agrees to notify OWNER immediately whenever Resident(s) learn of any condition which could lead to a buildup of moisture in their apartment, including, but not limited to plumbing leaks, broken window or door seals, accumulation of rainwater or other moisture around windows or doors, broken water lines or sprinklers, inoperable fans, doors or windows and/or any failure or malfunction in the heating, ventilation or air-conditioning system in the unit. If Resident(s) notice mold or mildew growing in the Premises, Resident(s) agree to notify OWNER, in writing, immediately. Any failure to comply with the requirements of this Paragraph shall be deemed a material breach of this Lease.

20. **EMERGENCIES:**

Residents must notify the office immediately of maintenance problems such as water leaks, lack of electricity, propane/gas leak and/or any other hazards. For serious medical emergencies, residents should call 911 and then notify management. Pulling the alarm cord does NOT directly call 911.

21. **ELECTRIC VEHICLE CHARGING STATIONS:**

Except as provided otherwise by applicable state or local law, Resident may request permission from the OWNER to install, at the resident's own cost, an electric vehicle charging station on the Property, at the resident's assigned parking space. Resident shall be required to enter into a written agreement which includes

requirements regarding the installation, use, and maintenance, as well as removal of the charging station if and when the Resident vacates the Property. Resident shall be required pay for all required modifications necessitated by the installation of the electric vehicle charging station and, except as otherwise provided by applicable law, must maintain a general liability policy with a minimum policy limit equal to 10 times the annual rent charged for the dwelling, covering property damage and personal injury proximately caused by the installation, maintenance and operation of the charging station. The insurance policy must remain in full force and effect at all times until the electric vehicle charging station is removed or the Resident forfeits possessions of the dwelling to the OWNER. This paragraph does not apply if this Property already has electric vehicle charging stations in a ratio greater than or equal to 10% of the designated parking spaces, parking is not provided as part of the lease agreement, there are fewer than five parking spaces on the Property, or (if the lease was entered into prior to January 1, 2019) the property is subject to a residential rent control ordinance. OWNER is not required to provide a second parking space to Resident to accommodate an electric vehicle charging station. The charging station must comply with all federal, state and local laws and all applicable zoning requirements, land use requirements, and covenants, conditions and restrictions applicable to the Property. Among other things, OWNER may require, in advance of consent to installation of an electric vehicle charging station, that Resident provide a complete financial analysis and scope of work relating to the installation of the station and its associated infrastructure. Resident shall be responsible for payment of all electrical usage occasioned by the use of the electric vehicle charging station

installed by Resident, whether such use is by Resident, Resident's guests or invitees, or others, without or without Resident's consent.

22. **ENERGY CONSERVATION:**

Residents are encouraged to conserve water and energy by not allowing water to run unattended and turning off lights, TV, and appliances when not in use. Stoves should never be used to heat the apartment. Residents should refer to their local utility company for energy conservation tips for more information.

23. **FIRE SAFETY:**

Never leave food cooking on the stove unattended. Limit the use of extension cords and avoid running them under rugs or across walkways. Please do not disturb any fire suppressant devices such as fire stops or fire sprinklers. Residents will be held liable for fire damage caused by neglect.

24. **FIRE SPRINKLERS:**

If the Premises is equipped with fire sprinklers, Resident agrees not to interfere with their operation in any way. The following actions are prohibited: throwing items at the sprinklers, hanging items on the sprinklers, blocking areas around sprinklers, and tapping into or otherwise blocking water lines to sprinklers. Resident shall immediately report to OWNER any broken or damaged sprinklers in the Premises.

25. **FIREARMS/WEAPONS:**

Brandishing and/or discharging firearms or weapons is prohibited on the property. There is zero tolerance for intimidating residents, staff, or guests with any weapon, or with the threat of use or possession of a weapon. Brandishing, discharging, or threatening

the use or possession of a weapon is a material breach of the Lease and will result in termination of tenancy and this Agreement.

26. **FIREWORKS:**

The possession or discharge of any type of fireworks is prohibited anywhere near or on the Property, including the immediately adjacent alleys, right-of-ways, or sidewalks along the perimeter of the Property.

27. **GUESTS:**

a. Occupancy by any one or more guests staying over fourteen (14) days in the aggregate (whether such days are consecutive or non-consecutive, or by the same guests or different guests) in any twelve (12) month period will be considered a material, non-curable breach of this Lease, unless Resident has received written permission in advance of such stay from OWNER. For example, if Resident has Guest A stay for one week, then Guest B stays for another week, and then Guest C stay for another week, all within a 12-month period, that shall be a violation of this Agreement. At the discretion of OWNER, guests who overstay this limit may be required to go through the application process, and, if approved, may be required to sign a rental/lease agreement. A guest who has not signed a rental/lease agreement is not a "tenant who has lawfully occupied the premises" or a "tenant" for the purposes of applicable state or local laws.

b. Residents are responsible for informing their guests of the Lease and House Rules and Regulations provisions that govern behavior on this Property. Resident shall be held in breach of the Lease if a guest of the Resident violates any provision of

the Lease or House Rules and Regulations. If there is a property front desk agent, guest must sign in and out accordingly. Guests are not allowed to park in the parking spot of the Resident they are visiting or any other resident's parking spot, but may only park in designated visitor parking area (if applicable).

28. **HANDICAPPED-ACCESSIBLE PREMISES:**

Except where prohibited by applicable law, if Resident is occupying a handicapped-accessible Premises and neither Resident nor any member of Resident's household requires the accessible features of the Premises, Resident acknowledges and agrees that Resident's occupancy of the Premises is being granted on a temporary basis and Resident may be required to relocate to a non-handicapped-accessible unit during the term of this Agreement or any subsequent renewal term. Resident agrees that by accepting said handicapped-accessible Premises, Resident will be required to vacate the Premises upon receipt of a 30-day written notice by OWNER, if an eligible applicant with disabilities requires the Premises and if other suitably sized Premises without accessibility features are available in the Property to which Resident may be transferred. If a suitably sized Premises is not available in the Property within **30 days**, the Resident may remain in the Premises with accessibility features until the first available Premises in the Property becomes available and then Resident must move within **30 days**. Resident will be reimbursed for out-of-pocket moving expenses (verified with receipts) up to, but not beyond, Two Hundred Dollars (\$200). ***Nothing herein is intended to, nor does it relieve OWNER of its obligation to comply with any marketing or leasing requirements for accessible units required any HUD***

*settlement agreement or under the regulations of any applicable state or local accessible housing program.*

29. **HAZARDOUS MATERIALS:**

No open flames of any kind (candles, incense, etc.), flammables, gasoline, solvents, or other hazardous materials may be kept in the unit, balcony, patio, or porch area of the unit. Except as provided in the Lease as to personal micromobility devices, motorcycles, mopeds, and other combustion engine vehicles or equipment may not be stored in units, patios, balconies or common areas.

30. **INSURANCE:**

The owners and/or its management are not responsible for any lost or missing articles or damage to residents' personal property (including vehicles) caused by unanticipated events such as fire, flood, theft, vandalism or natural disaster. It is strongly recommended that all residents obtain Personal Property Insurance or Renters Insurance.

31. **KEYS:**

Each adult resident on the lease will receive a set of keys to the building, the unit and assigned mailbox. All keys must be returned to the Building Manager at the time of move-out. If you are locked out of your unit outside of business hours, you may be charged a fee per occurrence for the lockout service provided. If the lock requires changing for any reasons other than the lock's failure to operate correctly due to normal wear and tear, you will be charged the cost of labor and materials. This lock charge will be assessed in cases including, but not limited to 1) Abuse of the lock by a household member, guest, friend, or relative 2) Failure to notify management of required lock repairs. Payment of the lock charge

is due within ten (10) calendar days of receipt of an invoice for the charge. You are not allowed to add or change any locks to your unit at any time. You are not permitted to provide keys to relatives, friends, or guests without the written consent of the Management. Building access codes must be kept confidential. Additional keys, fobs and garage opener (if applicable) will require written request through the Reasonable Accommodation process. You will be charged for the actual cost of replacement of lost keys, fobs, or garage openers.

32. **LANDSCAPING:**

Planting flowers, plants and/or trees by residents is prohibited in all common areas and patios except in management approved and designated areas. All plants and trees must be in a pot, and nothing can be planted in the ground anywhere in the property with the exception of management approved and designated areas.

33. **LAUNDRY FACILITIES:**

Laundry facilities are provided for residents only. Machines must be used properly; laundry must be removed promptly. Flammable materials and dyeing clothes in machines are prohibited. Please use the manufacturer's recommended detergents. Management will not be held responsible for items that have been damaged and left unattended and will be removed after 24 hours. Residents may use laundry machines in the manner and at the times posted. Laundry that has completed its cycle must be removed from machines promptly so that the next individual may make use of the facilities. Please report to Management if you observe any inoperable machines, leaks, hazards, or if you lost money in the machine promptly. While we encourage residents to monitor their laundry, the room should not be used for any other activities such as

meetings, events or gatherings. The laundry rooms are cleaned on a routine basis. It is the responsibility of all residents to clean up after themselves during the interim. Spilled soap, tissues, etc., are to be cleaned from the machines, dryers, and the floors. Also, the screens on the dryer exhausts are to be left clean of lint.

34. **LIQUID-FILLED FURNITURE OR ITEMS:**

Resident agrees to comply with all requirements and conditions of any applicable state or local law in connection with the use of a waterbed or other beds containing a liquid filling the material on the leased Premises. Unless prohibited by applicable law, OWNER requires that Resident obtain, before installation of a waterbed or other bed with liquid filling material, a valid waterbed insurance policy or certificate of insurance for property damage. The policy shall be written for no less than one hundred thousand dollars (\$100,000) of coverage, shall be maintained in full force and effect until the waterbed is permanently removed from the leased Premises, and shall cover (up to the limits of the policy) the replacement value of all property damage, including loss of use, incurred by OWNER or any other person or entity and caused by or arising out of the ownership, maintenance, use, or removal of the waterbed. OWNER may require Resident to produce evidence of insurance at any time. The carrier must give OWNER ten (10) days' prior written notice of cancellation or non-renewal of insurance.

**35. LIVE-IN AIDES:****A. Definition**

A person who resides with one or more elderly persons, near-elderly persons, or persons with disabilities, and who:

- (1) Is determined to be essential to the care and well-being of the person(s);
- (2) Is not obligated for the support of the person(s); and
- (3) Would not be living in the apartment except to provide the necessary supportive services. [24CFR 5.403]

**B. Purpose**

A Live-In Aide is permitted by the Landlord to occupy the Resident apartment as a reasonable accommodation to the Resident disability only as long as the Resident requires the services of a Live-In Aide to be able to successfully live in these premises, perform daily living activities, and meet the lease terms. At any time should the Resident no longer need the services of the Live-In Aide, the Resident shall insure that the aide immediately moves from the Resident apartment.

1. **LIVE-IN AIDE HAS NO RIGHTS OF OCCUPANCY:** The Live-In Aide qualifies for occupancy only as long as the Resident needs supportive services and remains a Resident. The Live-In Aide has no rights to occupancy, even if the Live-In Aide is a family member of the Resident, and does not qualify for continued occupancy as a remaining family member. To be permitted to occupy the apartment, the Live-In Aide must complete and sign the Live-In Aide Agreement.

2. **RESIDENT:** As the Resident and the employer of the Live-In Aide, who will occupy these Premises, the Resident has the following legal and financial duties:
  - a. Resident will insure that the Live-In Aide abides by all lease terms and with Landlord's rules and regulations. If Resident learns of violations by the Live-In Aide, the Resident will immediately terminate the services of the Live-In Aide and remove the Live-In Aide from the premises.
  - b. Resident understands that the Live-In Aide is considered a guest of the Resident and as such, the Resident is responsible for the actions of the Live-In Aide while on the premises. The Live-In Aide's violations of the lease terms and Landlord's rules and regulations could result in the termination of the Resident's lease.
3. **RESIDENT APARTMENT:** Because the Live-In Aide occupies the apartment only to provide services to the Resident, if the Resident is absent from the apartment for more than two weeks (14 days and/or nights), the Live-In Aide will vacate the Resident apartment and shall not occupy the apartment until the Resident returns.
4. **RECERTIFICATION OF THE RESIDENT LIVE-IN AIDE:** The Landlord has the right to annually recertify the Resident the Live-In Aide. Upon request, the Resident agrees to provide Landlord with any information necessary to confirm their continued need of the services of the Live-In Aide.

5. POLICY CHANGES: Management reserves the right to alter or amend any of the above stated policies. In the event of a Live-In Aide Policy change, Management will provide thirty (30) days notice of the proposed change(s) to the Resident, and whenever appropriate will provide the Resident with a revised Live-In Aide Addendum to sign.
6. This addendum is incorporated into the Lease Agreement and the Resident agrees to abide by each and all such rules. Failure to comply may allow the Landlord to terminate the Lease.
7. Resident has read this Live-In Aide Agreement and agrees to comply with the terms of the Agreement and such rules and regulations as may be reasonably adopted from time to time by the Landlord. In case of conflict between the provisions of this section and any other provision of the Lease, the provision of this section shall govern.

C. Agreements

The household listed above lives in or has applied to live in an apartment that is governed by a government housing program. This program requires verification of Live-In Aide status to determine program eligibility of the resident/applicant. Live-In Aides must attest to the following statements:

1. I am not responsible for the financial support of the resident/applicant.

2. The resident/applicant is not responsible for my financial support.
3. I would **not** otherwise be living in the apartment **except** to provide the necessary support and care.
4. I understand that I have no survivorship rights to the apartment and that if the resident moves-out, for any reason, I must immediately vacate that apartment as well. I understand that a government housing program governs this apartment and that the occupants of the apartment must meet all eligibility requirements of this program. I understand that I have not been certified as such and that my only reason for living in the unit is to provide supportive care. If at any time I no longer meet the definition of a live-in aide or the resident no longer requires my services, I will vacate the apartment immediately.
5. I understand that if the resident is absent from the unit for more than two weeks (14 days and/or nights), that I need to vacate the unit and not occupy it until the resident returns.
6. I also understand that the owner has the right to revoke permission for me to occupy the premises if I violate house rules or other requirements of the resident's lease.

**Initials Here:** \_\_\_\_\_

36. **LOITERING:**

Non-residents loitering is strictly prohibited, including hanging around or sleeping in public areas.

37. **MAIL/PACKAGES:**

OWNER does not accept packages on behalf of Resident. OWNER will not sign for Certified Mail, as signature may constitute a legal status. OWNER does not accept any responsibility or liability for any lost, damaged, or unordered deliveries and Resident(s) agree to hold OWNER and OWNER's agents harmless from any loss or damage to any of Resident(s)' packages. Nothing herein obligates OWNER to accept any packages on behalf of Resident and OWNER may choose not to do so at any time regardless of past practice. Theft of any mail or packages or other items that belong to another person is a crime and shall constitute a non-curable violation of the Lease and shall result in termination of tenancy.

38. **MEGANS LAW: (For California Properties Only)**

a. California Civil Code Section 2079.10a(a)(3) requires OWNER to provide the following notice at the start of any rental term:

Notice: Pursuant to Section 290.46 of the California Penal Code, information about specified registered sex offenders is made available to the public via an internet web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which the offender resides.

b. Since the information is equally available to residents and OWNER, and OWNER cannot discriminate against registered sex offenders pursuant to California Penal Code Section 290.46 et seq., OWNER has not made any inquiry of any applicant or resident as to whether the applicant is a registered sex

offender. Residents are advised to take whatever reasonable and lawful actions Resident believe necessary to protect household members or guests against any potential harm. This includes talking to any children or individuals with a diminished capacity about how to deal with strangers and similar topics. Residents are advised that OWNER may not notify Resident if OWNER learns or is advised that a registered sex offender is living in the Property. The existence of registered sex offenders in the Property is not grounds for terminating this Lease.

39. **MILITARY TRANSFER/FOREIGN SERVICE:**

If Resident(s) is or becomes a member of the Armed Forces on extended active duty, a member of the State National Guard serving on full-time duty, or a civil service technician with a National Guard unit, a member of the Foreign Service, and receive change-of-duty orders to depart from the local area for longer than ninety (90) days, or are relieved from such duty, Resident(s) may terminate this Lease by giving thirty (30) days' prior written notice to OWNER, provided you are not otherwise in default. As a condition to such termination, you will furnish us with a certified copy of the official orders which warrant termination of this Lease. Military orders authorizing base housing in the local area in which the Premises is located do not constitute change-of-duty hereunder.

40. **MOLD/MILDEW:**

Any signs of mildew must be reported to the office immediately. Proper use of bathroom fans is necessary to prevent mildew. Unplugging the bathroom fan, or not using the switch, can be harmful to proper air movement. Should any resident find mildew in their unit, it must be reported to the office promptly.

It is our goal to maintain the highest quality living environment for our residents. Therefore, know that Management has inspected the unit prior to leasing and knows of no damp or wet building materials, and knows of no mold or mildew contamination.

The resident is hereby notified that mold and mildew, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mold and mildew to grow. It is important that residents keep the interior of the unit clean and that they promptly notify Management of any leaks, moisture problems, and/or mold and mildew growth.

The resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew on the premises. The resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

- A. The resident agrees to keep the unit free of dirt or debris that can harbor mold and mildew.
- B. The resident agrees to immediately report to Management any water intrusion, such as plumbing leaks, drips or "sweating pipes."
- C. The resident agrees to notify Management of overflows from bathroom or kitchen, especially in cases where the overflow may permeate walls or cabinets.
- D. The resident agrees to report to Management any significant mold or mildew-like growth on surfaces inside the premises that cannot be removed by simply applying a common household cleaner and wiping the area.
- E. The resident agrees to allow Management to enter the unit to inspect and make necessary repairs.

- F. The resident agrees to use bathroom fans while showering or bathing and to report to Management any non-working fans.
- G. The resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
- H. The resident agrees to report to Management any inoperable doors or windows.
- I. The resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating in to the interior of the unit.
- J. The resident agrees to clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as is reasonably possible. (Note: Mold and mildew can grow on damp surfaces within 24 to 48 hours.)
- K. The resident agrees to notify Management of any problems with the air-conditioning or heating systems that are discovered by the resident.
- L. The resident agrees to indemnify and hold harmless Management from any actions, claims, losses, damages or expenses, including but not limited to, attorney's fees that Management may sustain or incur.

**Initials Here:**

**CA Properties Only:** By signing these House Rules, Resident acknowledges receipt of the California Mold Booklet.

**41. NSF/DISHONORED CHECKS:**

If more than one check given by a Resident is, for any reason whatsoever, returned unpaid by the bank upon which it is drawn, the payment necessary to replace the dishonored check must be in

the form of cashier's check, certified check, or money order. For the remainder of Resident's tenancy following the submission of a dishonored check, Resident must pay rent with a money order, certified check, or cashier's check, unless OWNER agrees, in writing, to waive this requirement.

42. **OXYGEN TANKS:**

Oxygen tanks are permitted in a resident's unit, balcony, patio, or porch. Signs must be posted on the exterior of the unit entry door to notify emergency personnel, and safety guidelines from your medical provider must be followed.

43. **PACKAGES:**

OWNER does not accept packages on behalf of Resident. OWNER will not sign for Certified Mail, as signature may constitute a legal status. OWNER does not accept any responsibility or liability for any lost, damaged, or unordered deliveries and Resident(s) agree to hold OWNER and OWNER's agents harmless from any loss or damage to any of Resident(s)' packages. Nothing herein obligates OWNER to accept any packages on behalf of Resident and OWNER may choose not to do so at any time regardless of past practice.

44. **PATIOS, BALCONIES, AND PORCHES:**

Patios, balconies, and porches (if applicable) should be kept uncluttered and may only contain appropriate outdoor furniture and planters. No permanently affixed furniture or any other item may be stored or placed on the balconies, patios, or porches without prior written approval from Management. Potted plants with saucers/catchers or dishes to collect runoff water are allowed, however pots cannot sit directly on wood rails, patio or balconies or allow runoff to units below. Management is not responsible for theft

or loss. No clothes, towels, rugs, mops, or personal items may be draped from the railings or hung across the patio or on the patio surface. Nothing may be swept or thrown over balconies or out of windows. The height and width of items occupying these outside spaces must not extend beyond the patio surface area perimeter, visually obstruct the vertical airspace or neighboring view (for example, oversized fitness equipment or large patio umbrellas, etc.) nor utilize more than 50% of the patio surface area. The tenant should not place any item beyond the reasonably safe amount as determined by applicable building codes. No personal items may be placed in Common Areas. Patios and balconies should not be used as storage. The final determination of any questionable displays will be solely at the management's discretion. Privacy screens (if applicable) on patios and balconies must meet the community's aesthetic standards and require prior approval from management. These screens should not obstruct emergency access.

45. **PAYMENTS:**

Rent is due on the 1<sup>st</sup> of the month, each month. Notwithstanding any contrary provision in the Lease, OWNER will charge a late fee of \$5.00 on the 8<sup>th</sup> day of the month if payment has not been received, and an additional \$1 per day for each day the rent is not paid, up to a maximum of \$30.

46. **PERSONAL MICROMOBILITY DEVICES:**

E-bikes, electric scooters, electric hoverboards, and other personal micromobility devices may not be stored or charged in the Premises or on the Property, except as provided below:

A "personal micromobility device" means a device with both of the following characteristics: (A) It is powered by the physical exertion of the rider or an electric motor, and (B) it is designed to transport one individual or one adult accompanied by up to three minors.

***(Check applicable box) (if no box is checked, option (b) applies):***

- a.  The e-bike, electric scooter, electric hoverboard or other electric micromobility device may only be stored and/or charged in the designated storage area on the Property.
- b.  Resident may "store and recharge up to one personal micromobility device in their dwelling unit for each person occupying the unit if the personal micromobility device meets the requirements in subparagraphs (i) or (ii) below. If the device only meets subparagraph (iii) below, it may be stored, but not charged in the dwelling unit.
  - i. The device is not powered by an electric motor.
  - ii. The device complies with the following safety standards:
    - (a) For e-bikes, UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles (EPAC Bicycles) or
    - (b) For e-scooters, UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer

Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV).

- iii. The device is insured by Resident under an insurance policy covering storage of the device within the tenant's dwelling unit. Charging the device in the unit is prohibited if the device does not meet the safety standards in (ii) even if the device is insured by Resident as required by this subparagraph. Resident must provide proof of such insurance to the OWNER on demand.

Repair or maintenance of batteries and motors of personal micromobility devices is prohibited within the dwelling unit. However, a resident may change a flat tire or adjust the brakes on a personal micromobility device within the dwelling unit.

Notwithstanding the provisions above, any personal micromobility device must be stored in compliance with applicable fire code and any applicable state Fire Department bulletins regarding lithium-ion battery safety.

47. **PESTS AND PEST CONTROL:**

- a. The Premises and/or the Property may be covered by a contract for regular pest control service. If so, pursuant to applicable law, concurrently with signing this lease, you are being provided with a copy of the legally required notice provided by the registered pest control company.
- b. Resident and OWNER both have inspected the Premises prior to leasing and acknowledge there is no visible evidence of the presence or infestation of insects or vermin, including bedbugs in the Premises. Resident agrees to inspect all personal belongings for signs of bedbugs or other insects or vermin

- prior to bringing them into the apartment and further agrees not to bring into the Premises any belongings which Resident suspects may be infested with bedbugs, insects or other vermin.
- c. Resident agrees to maintain the Premises in a manner that prevents the occurrence of an infestation of insects and vermin, including bedbugs, and comply with House Rules and other policies relating to the prevention of infestations.
- d. Resident further agrees to report, in writing, any suspected infestations or any signs of bedbugs, ants, fleas, roaches, or other insects or vermin to OWNER immediately after discovery including, but not limited to, any household member experiencing any bites, seeing any insects or other vermin within the Premises or seeing any feces or other detritus relating to insects.
- e. If Resident allows individuals or items carrying bedbugs, fleas, roaches or other insects or vermin into the Premises, or has an infestation that cannot be traced to another source, such will be deemed damage to the Premises and Resident will be responsible for all costs of treatment to the Premises, their personal belongings and surrounding units as necessary to eradicate the infestation. The choice of treatment shall be at the discretion of OWNER in consultation with OWNER's pest control vendor.
- f. Resident agrees to cooperate with all pest control efforts at and within the Premises and the Property. Resident shall follow all instructions from OWNER and/or OWNER's pest control company with respect to treatment and eradication whether infestation is in Resident's unit, another unit or

elsewhere on the Property. Resident's duty to cooperate with respect to pest control efforts include, but are not limited to:

- i. Keeping the Premises clean and uncluttered;
- ii. Promptly advising OWNER of any evidence of pest activity;
- iii. Providing OWNER with access to Premises for OWNER's pest control assessments and pest control treatment;
- iv. Preparing the Premises for pest control treatment and/or temporarily vacating the Premises, when necessary, in connection with OWNER's pest control efforts: Resident will comply with all instructions necessary to prepare the Premises for fumigation, testing/inspection or repair. Storage, cleaning, removal, or replacement of contaminated or potentially contaminated personal property will be Resident's responsibility and at Resident's expense unless the contamination was the result of OWNER's negligence. OWNER is not responsible for any condition about which OWNER is not aware;
- g. Upon request by OWNER, promptly providing OWNER with copies of all records, documents, sampling data and other materials relating to the condition of the Premises.
- h. If Resident is required to vacate for treatment, the provisions in Paragraphs 47, 48, and/or 49 shall apply, as applicable.
- i. Because pests may pose a risk to the health and safety of other residents, Resident's breach of this paragraph is a material breach of the Lease.

j. Resident agrees to indemnify and hold OWNER harmless from any claims, losses, damages, and expenses that OWNER incurs from the negligence of Resident or Resident's household members, guests, or agents, or their failure to comply with all provisions relating to pests, pest control, and bed bugs. Resident may be responsible for the cost of treating any infestations reasonably believed to be caused by Resident or Resident's guests.

k. **INFORMATION ABOUT BED BUGS:**

- i. OWNER hereby provides the following general information about bed bug identification, behavior, biology, the importance of cooperation for prevention and treatment, and the importance of and for prompt written reporting or suspected information to OWNER.
- ii. Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- iii. Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- iv. Survival: Bed bugs can survive for months without feeding.

- v. Bed Bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- vi. Common Signs and Symptoms of a Possible Bed Bug Infestation:
1. Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
  2. Molted bed bug skins, white, sticky eggs, or empty eggshells.
  3. Very heavily infested areas may have a characteristically sweet odor.
  4. Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- vii. More Information. For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.
- viii. Growing Problem. In the past, bed bug infestations were primarily associated with crowded and dilapidated housing. However, bed bug infestations are becoming more common and can be found even in first class hotels and living accommodations. The increase may be the result of increased human travel, movement of infested luggage and

items, and changes in the pesticides available to control this pest. Bed bugs are transferred to new locations on people, their clothing, furniture, bedding, and luggage.

- ix. Inspection Before Bringing Items to Premises. To prevent bed bug infestations, Resident agrees that before move-in and/or bringing new items to the Premises, Resident will inspect all luggage, bedding, clothing, and personal property and to carefully scrutinize and consider the history of any used furniture before bringing it to the Premises. OWNER highly discourages residents from purchasing used furniture, especially mattresses, couches, and cots. Residents are prohibited from moving abandoned furniture onto the property. Resident agrees to allow OWNER to inspect Resident's items before move-in, upon request. If OWNER has a concern about possible infestation, OWNER may, but not obligated to, either prohibit Resident from bringing the item into the Premises and building or, require Resident to have the item treated at Resident's expense before the item is brought into the Premises or building.
- x. Resident Notification to OWNER of Infestation. Resident will immediately notify OWNER of any condition in the Premises indicating a bed bug infestation, such as itchy welts on Resident's skin; bed bugs (whether alive or dead); blood spots (either red or brown) or excrement spots (brown or black) on bedding or the bed; or a sweet odor.
- xi. Bed Bug Treatment. Bed bug treatment is challenging. It requires Resident's cooperation, professional treatments, and will require treatment and/or discarding of furniture, clothing, and personal property. Because of the difficulty of bed bug

extermination, and because of the risk that bed bugs could spread into other units, Resident agrees that if bed bugs are found, Resident will immediately contact OWNER, and will not attempt to personally exterminate bed bugs without professional assistance.

**Initials Here:** \_\_\_\_\_

48. **PETS:**

Except in jurisdictions whose laws provide otherwise, no pets are permitted without the prior written consent of the OWNER. Any such consent may be revoked at any time, with or without cause, by giving ten (10) days' written notice. Except to the extent written permission is given, pets may not be brought upon the Premises, whether such pets belong to Resident(s) or to any other person. The presence of any pets as to which written permission has not been given and is not currently in force, even if such pets are "just visiting", shall be deemed a material breach of this Lease, and shall result in termination of tenancy upon thirty (30) days' written notice, if not cured. Service and accommodation animals are not pets and, therefore, not subject to this provision. If you require the assistance of a service or accommodation animal, please advise the OWNER. Any animal, whether or not it is a service or accommodation animal, that bites or injures another person on the grounds of the Property shall be immediately and permanently removed from the Premises and/or grounds of the Property upon written demand by OWNER.

49. **POLITICAL SIGNS:**

- a. A "political sign" is one that relates to any of the following: i) an election or legislative vote, including an election of a

candidate to public office; ii) the initiative, referendum, or recall process; and iii) issues that are before a public commission, public board, or elected local body for a vote. Resident may only post political signs in the window or door of the Premises in accordance with the provisions of this Lease. The signs may not be more than six (6) square feet in size; or posted or displayed in violation of any local, state, or federal law. Resident may not install or allow a political sign to be installed that causes any damage to or alteration of the leased Premises such as drilling holes; nailing into outside walls, door frames, window sills, railings, etc.; or affixing tape or other sticky material in a way that will cause damage to paint or other finishes.

- b. Resident may post and shall remove any political signs in compliance with the time limits set by the ordinance for the jurisdiction where the Premises is located. Resident shall be solely responsible for any violation of any local ordinance. If no local ordinance exists or if the local ordinance does not include a time limit for posting and removing political signs on private property, political signs may not be posted more than ninety (90) days prior to the date of the election or vote to which the sign relates and must be removed ten (10) days following the date of the election or vote.
- c. Resident is strictly liable for any damages or injury as a result of such installation and for the cost of repairs or repainting that may be reasonably necessary to restore the leased premises to its condition prior to the posting of the political sign(s).

50. **PROPOSITION 65 WARNING:** (For California Properties Only)

WARNING: Building materials such as insulation, pressed wood materials, finishes, or adhesives on this Property can expose you to chemicals including formaldehyde, which is known to the State of California to cause cancer. Exhaust fumes on roadways and in parking areas on this Property can expose you to chemicals including carbon-monoxide, which is known to the State of California to cause birth defects or other reproductive harm. Talk to your OWNER or the building owner about how and when you could be exposed to these chemicals in your building.

For additional information go to:

[www.P65Warnings.ca.gov/apartments](http://www.P65Warnings.ca.gov/apartments).

While only California requires the warning set forth above to be in writing in residential leases and the link above is only applicable to California, such warnings concerning building materials and the presence of certain chemicals may be applicable to the subject property. Talk to your OWNER if you wish to receive more information.

51. **PULL CORDS:**

Emergency pull cords/push button, if applicable, must be accessible and should not be used unless emergency assistance is needed. Emergency pull cords/push button alert on-call management but they do not call 911 directly. Pull cords must not be tied up, blocked, cut, and must be at baseboard height. Pull cords are an additional

safety device and are not intended to nor do they replace Resident's obligation to refrain from engaging in dangerous or hazardous conduct in the Premises (e.g., climbing on furniture to replace bulbs or reach items on high shelves). Resident should never assume that if they pull the cord that Management staff will automatically call 911. If Resident is physically able, Resident should call 911 first then use the pull cord or push button.

**Initials Here:**

52. **QUIET TIME:** \_\_\_\_\_

Please do not play or permit to be played any musical instrument, stereo, radio/television, loud talking and slamming doors on the premises in such a manner as to disturb or annoy other residents in the building at all hours, especially between the quiet hours of 10:00 p.m. to 8:00 a.m.

53. **REASONABLE ACCOMMODATIONS AND MODIFICATIONS:**

Applicants and residents who are otherwise eligible for housing may request reasonable accommodations or modifications to meet their disability-needs so that they may use and enjoy the Premises, Property, or its facilities to the same extent as a person without a disability. While Management may request that you complete their forms for requesting such accommodations or modifications, you may also make your request verbally. If your disability is not visible and obvious, Management may request that you provide verification of your disability and the nexus between your disability and your requested accommodation or modification.

54. **RECYCLING/COMPOSTING:** OWNER shall arrange for recycling and composting services if required by applicable law. Resident agrees to cooperate in all recycling efforts and comply with

applicable laws and OWNER policies regarding recycling, composting, waste sorting and management practices.

55. **RELIGIOUS ITEMS:** Resident may display or affix on any entry door or entry door frame, including doorpost, of the Premises one or more religious items. However, such items may not be affixed where the item: (1) threatens the public health or safety, (2) hinders the opening or closing of any entry door, (3) violates federal, state or local law, (4) contains graphics, language or any display that is obscene or is otherwise illegal, or (5) individually or in combination with other religious items displayed or affixed on any entry door or door frame has a total size greater than 36x12 sq. inches, provided it does not exceed the size of the door. For purposes of this section, "religious item" means "an item displayed because of sincerely held religious beliefs.

56. **RENTER'S INSURANCE:**

a. OWNER does not provide insurance coverage for Resident(s)' personal property or automobile. Renter's Insurance is designed to provide Resident(s) with reimbursement for loss, damage or destruction of their property, as well as coverage for additional living expenses incurred should the Premises, for example, become uninhabitable as the result of a fire. Such insurance can also protect Resident(s) from any liability claims resulting from their own personal activities. For example, should Resident(s)' negligence be the cause of a fire, Resident(s) may be held responsible for the damage of the property of others, including OWNER's property.

b. Resident(s) understand Resident is encouraged to obtain Renter's Insurance in an amount sufficient to cover any personal possessions of Resident(s) together with a

reasonable level of liability coverage of the actions of Resident(s) or Resident(s)' guests or invitees.

- c. OWNER recommends that Resident(s) obtain their own renter's insurance coverage. OWNER, the apartment complex, and/or the management company are not responsible for any of Resident's personal belongings, either outside or inside the Premises. This includes (but is not limited to) the following: fire, theft, vandalism, flood or water damage, and earthquakes. OWNER, the apartment complex, and/or the management company are also not responsible for vehicles belonging to Resident, guests or vendors, which are parked or driven on complex grounds. Resident's initials here acknowledge that this important issue has been brought to Resident's attention.

**Initials Here:** \_\_\_\_\_

- d. Resident shall be liable to OWNER for any damage caused to the Property or Premises by Resident, any household member of Resident, or any guest of Resident. OWNER may demand reimbursement for repair of such damage at any time during the term of this lease agreement. If Resident fails to reimburse OWNER for said repairs within 30 days of written demand therefor, Resident shall be in material breach of this lease agreement and OWNER shall be entitled to terminate Resident's tenancy and commence eviction proceedings against Resident.

**57. SAFETY CONCERNS:**

- a. Resident(s) are responsible for their own safety and security. The presence of courtesy patrols, patrol cars, access gates,

surveillance cameras, or other deterrents do not guarantee that crime can or will be prevented. All such systems are subject to personnel absenteeism, human error, mechanical malfunctions and tampering. Resident(s) are responsible for planning and taking action with respect to the safety of themselves and their property as if such systems and deterrents did not exist. Resident understands and agrees that OWNER does not maintain a 24-hour watch on surveillance camera feeds. Any surveillance camera footage is for the OWNER's use only and will not be provided to Resident. However, OWNER will provide surveillance footage in response to a law enforcement request to investigate a reported crime, or in response to a lawfully served subpoena for records, or other lawful process or court order.

- b. OWNER makes no representations or guarantees to Resident concerning the security of the Premises or the Property. OWNER is under no obligation to Resident to provide any security measure or take any action not required by statute. The presence of courtesy patrols, patrol cars, access gates, surveillance cameras, or other deterrents do not guarantee that crime can or will be prevented. All such systems are subject to personnel absenteeism, human error, mechanical malfunctions and tampering. Resident is responsible for planning and taking action with respect to the safety of Resident and their property as if such systems and deterrents did not exist.
- c. OWNER may install surveillance cameras in some of the common areas of the Property. These cameras may or may not be monitored and the footage recorded by these cameras

may or may not be kept by OWNER for any length of time. OWNER may remove such cameras, or install additional cameras, at any time without notice to Resident. Footage of any surveillance cameras is the property of OWNER and will not be provided to any Resident.

- d. Unless required by Program regulations, OWNER has no obligation to obtain criminal background checks on any Resident and bears no responsibility or liability related to the criminal background or actions (whether past, present, or future) of any person, even if OWNER has actually run a criminal background check on applicants. Resident shall not rely on the fact that OWNER may have run a criminal background check on Resident or any other applicant when deciding whether to enter into this Lease. Background checks are limited to the information actually reviewed and are not a guarantee that a person with a criminal background does not reside at the Property or that someone living on the Property will not commit a crime in the future. OWNER has not made and does not make any representations as to the background of any existing or future Resident and OWNER is under no obligation to run background checks on any existing Resident or future applicant.
- e. Resident agrees to report immediately all suspected or actual criminal activity to the appropriate local law enforcement agencies and, after doing so, to OWNER, and shall provide OWNER with such law enforcement agency's incident report number upon request. If Resident receives a copy of any law enforcement agency's incident report for an incident that occurred on the Property and said incident impacted the

Premises, the Property or other residents at the Property, Resident shall provide a copy of said incident report to OWNER upon request.

- f. Resident agrees to follow all safety regulations, health orders, or other safety-related requirements issued by the local, state, or federal government, which may include, but are not limited to pandemic-related mask mandates, stay at home orders, or evacuation orders.

58. **SATELLITE DISHES:**

If Resident(s) choose to install an individual satellite dish at the unit, Resident(s) must obtain approval of the device before installing it on the property. Satellite dishes must be one meter [approximately 3 feet, 3 inches] or less in diameter or a traditional stick type antenna. Resident(s) may not install a satellite dish or antenna in any common areas; drill holes through walls, roofs, railways or glass; or mount a satellite dish/antenna in a manner that will cause more than ordinary wear and tear to the Premises.

- a. Assumption of the Risk. Resident(s) assume all risk and responsibility for any injury or property damage caused by the installation, operation or removal of the dish, including any caused by a failure to securely attach the dish to the Premises.
- b. Insurance. Because satellite dishes are susceptible to wind or being knocked over by occupants in the Apartment Community, Resident(s) must have insurance that covers any and all losses from the installation, operation and removal of the dish. Resident(s) must provide OWNER with evidence of such coverage.

59. **SEASONAL DECORATIONS:**

Seasonal decorations are allowed on the unit entrance door and must be removed within two weeks after the holiday. Decorations should not damage property or pose a safety hazard. No common area decorations are allowed to be installed by residents without management approval.

60. **SOLICITING & SALES:**

No soliciting is allowed on the premises. Door-to-door soliciting by residents or guests is not allowed. Sale of personal items in public areas is not allowed unless it is part of an authorized resident sales event or with the written permission of the management.

61. **SMOKE DETECTORS:**

a. Resident acknowledges that the Premises is equipped with operable smoke detectors. Resident agrees to not interfere with the presence or operability of such smoke detectors and to report immediately to OWNER, in writing, any defects in the condition of any smoke detectors. If a household member has a disability which prevents a written notice, please see the Property Manager. As an accommodation, the manager will write your report. Resident further agrees that, if the smoke detector(s) is battery operated, as part of the consideration of the rental, Resident assumes responsibility to: a) ensure the battery is in operating condition at all times; and b) shall replace the battery (and test its operation) at least once every six months.

**Initials Here:**

b. Under no circumstances shall Resident remove the battery of a smoke detector without immediately replacing the battery

with a new one nor shall Resident remove or tamper with the wiring of a smoke detector. Resident understands and agrees that OWNER and its agents are not liable for damages or personal injury(ies) or property damage should the smoke detector(s) fail to operate because of actions or inactions of Resident.

- c. Smoke detectors will be checked and serviced periodically (no less than annually). If the smoke detector (s) is/are missing batteries or has been disabled, the Resident may be charged the cost of replacement, and a non-compliance notice will be issued. Excessive non-compliance notices will be a violation of the Lease subject to legal action.

62. **SMOKING:**

This is a no-smoking property. Smoking of any kind, including vaping and electronic cigarettes, anywhere on the property is strictly prohibited. Smoking anywhere near oxygen equipment may result in an explosion. This provision applies to all residents, their household members, their live-in attendants, and their guests. Smoking may be allowed in designated areas at certain properties, if such signage is posted. OWNER, however, does not provide or guarantee a smoke-free environment. Nothing herein shall be deemed a guarantee of any kind that Resident(s) will not be exposed to tobacco smoke while on the Property and OWNER expressly denies any such assertion.

**Initials Here:**

63. **SPARE THE AIR ALERTS:**

Some states, particularly in the Western U.S., have enacted "Spare the Air" programs, which prohibit certain activities, which may

include burning wood, pellets, or manufactured fire logs when a "Spare the Air" Alert is issued. If applicable in the state where the Property is located, Resident agrees that OWNER may provide Resident's name and address to the regional Air District for the purpose of notifications and enforcement of the Spare the Air program. Nothing herein is deemed to be authorization of or consent by OWNER to burn anything that is not authorized by applicable law or this Agreement. Resident shall:

- a. obtain information about the restrictions specific to the state and/or Air District in which the premises are located;
- b. ensure that Resident is aware of any applicable "Spare the Air" days;
- c. comply with all "Spare the Air" restrictions; and
- d. be responsible for any "Spare the Air" fines or other costs occasioned by "Spare the Air" violations on the premises while the Resident is in possession whether levied against OWNER or the Resident.

64. **STAIRWAYS AND STORAGE:**

Common area stairways must be kept clear of any obstructions at all times. No storage under common area stairwells, in front or back of garage parking space/including assigned stalls (if applicable).

65. **STORAGE POLICY:** (Check only one)

- No storage outside of the Resident's rental unit is authorized, permitted, or provided under this Lease. Resident agrees to keep personal property inside Resident's rental unit unless OWNER has first expressly agreed otherwise in writing in an

addendum to this Lease. Resident shall refrain from storing gasoline, cleaning solvent or other flammable liquids in the unit. (If neither box is checked, this provision applies.)

Storage is allowed pursuant to the attached addendum.

66. **TRASH:**

All trash must be properly disposed of in the designated dumpster. Large items such as furniture or mattresses must not be discarded on the premises and require appropriate arrangements for disposal. Trash cannot be held outside the unit. Please follow recycling guidelines and don't dispose of trash in recycling receptacles. All trash and garbage must be sufficiently wrapped before being placed in the garbage containers. It is expected that the trash area be kept clean and free of litter. Residents will need to make their own arrangements to discard these articles appropriately and not on complex grounds. If large items are discarded on the premises, residents will be charged transportation, labor and dump fees. Nothing may be swept or thrown out of windows or over balconies of the building, parking space, garage or otherwise outside the unit.

67. **USE OF PREMISES; PROHIBITED USES:**

Resident(s) agree that the Premises are rented for residential use only. Resident must live in the unit and the unit must be the Resident's only place of residence.

68. **UTILITY ALLOWANCES:**

To comply with federal and state regulations governing affordable housing programs, an annual Utility Allowance Analysis may be needed to ensure accurate and equitable utility allowances for residents. As part of this process, residents may be asked to provide copies of their utility bills for the previous 12 to 15-month period. These bills are used to calculate average utility costs and

determine appropriate utility allowances for each unit type. Participation in this data collection is essential to maintain compliance with program requirements and to ensure that utility allowances reflect actual usage. Tenants agree to cooperate with management's requests for utility billing information, including providing copies of monthly utility bills upon request.

All utility data collected will be used solely for the purpose of conducting the Utility Allowances Analysis and will be handled in accordance with applicable privacy laws and regulations. Utility bill data may be retained by Management for a period of up to three years, as required by HUD and other regulatory agencies. We'd like to add a statement about our ability to collect/require utility bills annually for properties that perform utility analysis

69. **VIOLENCE AGAINST WOMEN ACT (VAWA):**

Applicants and residents, or persons associated with them, who are victims of domestic violence, dating violence, sexual assault, or stalking are entitled to protection from denial of housing or assistance, termination of housing or assistance, and to an emergency transfer if requested by the victim. See Management for copies of the VAWA Notice of Occupancy Rights (HUD-5380), Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking (HUD-5382), VAWA Lease Addendum (HUD-91067), and/or the Request for Emergency Transfer (HUD-5383), if you wish to request such protections or transfer. All correspondence and communications concerning your VAWA inquiry or request will be kept confidential and will only be shared with Management staff on a need-to-know basis. You may inform Management of the mode of communication with you that you deem safe for purposes of discussing your VAWA inquiry or request (e.g., via email, via

phone, in person only, by mail to an address of your choosing, etc.). For more information concerning VAWA, please see Management and/or the VAWA Lease Addendum.

70. **VISITOR PARKING (if applicable):**

Visitors must park in designated spaces, if available. Unauthorized vehicles will be towed.

71. **WATERING RESTRICTIONS:**

During drought conditions, residents must adhere to water restrictions set by local authorities. This includes specific days and times for watering plants and lawns. Save water and energy by not allowing water to run unattended.

72. **WHEELCHAIRS/SCOOTERS/WALKERS:**

Mobility devices must be stored in the apartment or porch. Users must exercise care and safety at all times. Wheelchairs, scooters, walkers, and/or EMDs must be kept in the resident's apartment and may not be stored in the hallway. See Personal Micromobility Device provision in Lease for further information regarding electric or battery powered devices.

73. **WINDOW COVERINGS:**

Window coverings are provided and should maintain a uniform appearance. Replacement or additional coverings require management's approval. Window screens should not be removed. Curtains are not to be tied or knotted due to fire safety concerns and emergency egress. No blinds, shades, aluminum foil, or other forms of inside or outside covering shall be installed.

74. **WINDOW SIGNAGE:**

No signs, advertisements, or notices may be displayed in windows without prior approval from management. This rule ensures a uniform appearance and avoids clutter.

**Management reserves the right to make further reasonable rules and regulations as may be needed for the safety, care, cleanliness, protection and operation of the premises and for the preservation of good order. Residents will receive a thirty-day notice of House Rules' changes.**

**By signing below,** I have read the above **House Rules and Regulations,** which are incorporated into, and made part of, my lease agreement, and agree to abide by them:

_____ Date	_____ Resident Signature 1	_____ Resident Printed Name 1
_____ Date	_____ Resident Signature 2	_____ Resident Printed Name 2
_____ Date	_____ Resident Signature 3	_____ Resident Printed Name 3
_____ Date	_____ Resident Signature 4	_____ Resident Printed Name 4
_____ Date	_____ Resident Signature 5	_____ Resident Printed Name 5
_____ Date	_____ Owner Signature	_____ Owner Printed Name



*Carol Frank,  
Broker of Record*