

Lea Hill Condos Community Rules

IT IS AGREED BETWEEN THE AGENT AND THE TENANT AS FOLLOWS:

1. No animal or pet of any kind shall be kept or harbored in or about the Apartment building without written permission of Landlord. Failure to comply with this regulation will result in Tenant being charged a **\$250.00** fine per pet, plus any additional costs associated with any pet damage.
2. Tenant and his/her guests shall observe signs posted in the driveways, parking areas and other common areas. Tenant and his/her guests shall not play, ride bikes, skate or use skateboards, hang out or run in public walkways, sidewalks, or parking areas.
3. Outdoor recreation areas are open from dawn to dusk. Persons under 18 must always supervised by an adult. Parking areas are not to be used for recreational purposes.
4. Tenant and guests shall have due regard for the peace and comfort of other tenants in the building. Musical instruments, radios, television sets, record players, etc. shall be played during reasonable hours, normally **8 a.m. to 10 p.m.** and at reasonable volume. *Speakers may not be installed in party walls (walls which have another adjoining unit), or soffits in party walls. Washers, dryers, dishwashers, vacuum cleaners, or any other noisy appliance between **10 p.m. and 7 a.m.**
5. No automobiles, trailers, boats, motorcycles, or campers shall be stored or repaired on the premises without written permission of Landlord. All vehicles must be properly maintained so there are no fluids leaking from the vehicle onto parking surface. Tenant shall promptly fix such leak(s) and shall be responsible for cleaning up after any damage caused by such leak(s). Landlord shall have the right to remove any vehicle from the premises which are deemed by Landlord to be unsightly or constitute a hazard or nuisance or which are not maintained in a legally drivable condition (specifically including inoperable or leaking motorized vehicles or vehicles with expired license tabs) after placing a notice on the vehicle for at least 24 hours, notifying the owner of his intention. The removal shall be done at the expense of the tenant and/or owner of the vehicle
6. Tenant is responsible for cleaning up any tenant caused messes, spills, leaks, or debris left in any of the common areas.
7. All wet garbage shall be wrapped, and boxes shall be crushed before placing in the garbage dumpster. Garbage dumpsters are for normal household garbage only. If Tenant places large items (such as mattresses, furniture, or appliances) or non-collectible items (such as paint or toxic materials) in dumpster, Tenant will be charged for the additional costs of collection. Tenant shall follow all recycling rules.
8. No bicycles, baby carriages, motorcycles or other personal effects shall be stored on sidewalks or in other public areas, except specially designated areas. No packages, boxes, etc., will be allowed to obstruct sidewalks.
9. No wires, aerials, antennas for radio or television, or wires, ropes, etc., for clothes drying etc., shall be installed on the roof, sidewalks, or other parts of the building without written permission of Landlord.
10. All leaking faucets, toilets, windows, and/or defects or potential defects in Apartment or appliances not in good working order shall be reported promptly to Landlord. Tenant may be liable for damages if problems are not reported to Landlord when they occur.
11. The only items which may be stored on decks or patios are lawn furniture, approved barbecues, and bicycles.
12. Dust mops, rugs, tablecloths, and clothing shall not be shaken, cleaned or left in any public areas or any window, door, or walkway.
13. No blinds, awnings, draw shades or non-conforming curtains or drapes shall be installed on windows without written permission of Landlord. If approved they must be white or off-white in color
14. Use only picture hooks to hang pictures, mirrors, and decorative items on the walls.
15. No painting, staining, or papering shall be done without written permission of Landlord.
16. No signs or placards shall be posted in or about the Apartment building without written permission of Landlord.
17. Toilets, sinks, garbage disposals and wash basins are to be used only for the purposes for which they were intended and no dust, rubbish, coffee grounds, etc., are to be put into the same.
18. Tenant is not permitted access to the roof except in case of an emergency.
19. No air conditioners shall be installed or used within individual Apartment units without written consent of Landlord.
20. Smoking is not permitted in the Apartment. If Apartment must be repainted and/or carpets or window coverings have to be replaced as the result of smoking/tobacco odors or stains, Tenant is responsible for all costs including replacement of carpets and window coverings. Smoking is not allowed in enclosed common areas or decks that have a deck above them. No disposal of cigarette butts is permitted in any of the common areas.
21. Waterbeds are not permitted without the written permission of Landlord.
22. Lockouts after office hours will be charged **\$50.00, if after hour lockout service is not available tenant must call a locksmith.**
23. Tenants shall park in their reserved stall first. Permit parking stalls may be used on a first come, first serve basis with valid permit only. Tenants shall be allowed to park a maximum of **two** vehicles on the premises. Visitors must use guest parking stalls from 5pm-8am daily. Vehicles without parking permits or parked in visitor parking for an excess of 48 hours will be towed at vehicle owner's expense and without warning.
24. Tenants are required to follow all rules set forth by the Lea Hill Owner's Association as according to the Community and Homeowner Association Addendum signed at move in.