

## **Rules and Regulations**

Your Leased Premises is your home and the complex is the community that you share with other residents. These Rules and Regulations are not intended to be restrictive, but are designed to help create a better, pleasant and safe place to live.

1. A violation of any of the rules and regulations provided herein shall constitute a breach of your lease. Lessor may reasonably modify these rules and regulations from time to time upon written notice to you.
2. No reptile, bird, animal or pet of any kind may be kept on or about the Leased Premises or in the common areas without express written permission of Lessor, which will be conditioned upon the execution by both Lessee and Lessor of a Pet Agreement and the payment by Lessee of an additional deposit.
3. All activities which are conducted in the common areas or in any outdoor portion of your Leased Premises shall be conducted in such a manner so as not to disturb other residents. All musical instruments, television sets, radios, stereos, etc. are to be played at moderate volume so as not to disturb other residents.
4. All appliances in the Leased Premises shall be operated in a manner consistent with their customary use and in such a manner so as not to cause damage to the appliance or any other part of the Leased Premises.
5. No alterations, painting or hanging items in excess of twenty-five (25) pounds on walls may be done without prior consent in writing from the Lessor. Lessee is responsible for providing good, regular and routine care and maintenance throughout the interior of the Leased Premises (including, but not limited to, care and maintenance of all window coverings, walls and carpets). Any damage caused by Lessee's failure to provide good, regular and routine care and maintenance shall be the responsibility of Lessee. Lessee will be responsible and required to pay for all damage beyond normal wear and tear.
6. Cost of repairs to or stoppage of waste pipes or drains, water pipes, plumbing fixtures or overflow therefrom caused by negligent or improper usage or the introduction of foreign articles or materials into the system will be the responsibility of and must be paid for by the Lessee.
7. No rugs, towels, articles of clothing or other such items are to be draped over the rails of balconies, and no mops or rugs are to be shaken from same or through window openings. No items other than reasonable amounts of patio furniture may be stored in any outdoor portion (i.e. balconies, patios, etc.) of the Leased Premises. All bicycles shall be kept inside the interior portion of the Leased Premises or in Lessor installed bicycle racks. In no event may Lessee store any materials or items in the common areas.

8. State law prohibits the use or storage of gasoline, cleaning solvents or other combustibles in your Leased Premises. Cleaning supplies necessary for regular and routine cleaning of your Leased Premises are permitted.
9. Lessee is responsible for the conduct of his/her guests and the adherence to these rules at all times. Lessee and guests must be orderly, and intoxication, disorderly conduct, objectionable language or other disturbance by Lessee or his/her guests shall be cause for eviction.
10. No trash or other material may be accumulated which will create hazard or be in violation of any health, fire or safety ordinance or regulation. Your Leased Premises must be kept clean and sanitary and free from objectionable odors, including odors relating to smoking.
11. Each lessee shall use only the parking space assigned to his/her Leased Premises. Failure to do so will be construed as illegal parking and such vehicles may be towed away at the Lessee's expense. Vehicles must be in running condition, and mechanical repairs and car. Car washing is not to be performed on the premises.
12. The university is committed to promoting a healthy, safe and comfortable environment for all students, faculty, staff and visitors. In order to conform with the University's nonsmoking Policy, smoking it is not allowed in the Common Areas inside The McCulloch Townhomes.