

Rules and Regulations – Updated 4/01/18

The Resident/Lessee agrees that these Rules and Regulations, which Resident acknowledges receiving, are made a part of this Lease, and agrees to abide by and observe such Rules and Regulations and any reasonable additions or modifications to same issued by the Lessor during the term of this Lease.

1. Resident agrees not to drive or park cars, trucks or recreational vehicles, such as campers, trailers, boats or motorcycles on the lawn. No commercial truck, trailers, recreational vehicles, or taxis are permitted to be parked on site.
2. Satellite dishes are not allowed unless written authorization is received and the proper form signed.
3. Resident agrees to dispose of all trash, garbage and refuse, including cigarette butts in the appropriate container. Resident to keep the premises that he/she occupies and uses safe and sanitary.
4. Resident agrees not to re-key locks without prior authorization from landlord.
5. Sandboxes, swings sets, basketball hoops and bicycles are prohibited on any lawn area.
6. Resident agrees not to change oil or perform any other repairs on any vehicle on the premises.
7. Resident agrees to conduct him/herself and require other persons on premises with his/her consent to conduct themselves in a manner that will not disturb his neighbors "peaceful enjoyment" of Premises such as loud playing of musical instruments, television or stereo.
8. Baby-sitting services or day care shall not be permitted.
9. Resident agrees to provide shower-tub curtain enclosure to prevent water reaching floor areas. If water reaches the floor and causes damages the cost of repair will be the resident's expense.
10. Violations of a criminal statute or the prohibitions contained in Chapters 2925 and 3719 of the Revised Code (controlled substances) by the resident or any person in or about the premises with the consent of the resident shall be cause of immediate termination of the lease and eviction.
11. Damages caused by smoking are not considered normal wear and tear. All expenses incurred to completely remove smoke odor / nicotine stains will be charged to Resident.
12. Resident agrees to maintain heat at a minimum of 60 degrees in the winter to avoid frozen pipes.
13. Use caution buying/leasing furniture due to bed bugs. If the problem is traced to you, you will be responsible for the remediation costs.
14. Resident shall not operate any open-flame cooking device or fire pit within 10 feet of combustible construction such as patio, decks or the physical apartment building.
15. Visiting pets are strictly prohibited and are grounds for eviction.
If your property allows pets, the proper pet addendum must be completed.

Resident

Date

Resident

Date

Resident

Date