



The following Rules and Regulations are incorporated as part of the Housing Contract (“Contract”). Resident acknowledges that Resident has reviewed and understands these Rules and Regulations by executing the Contract. A violation of these Rules and Regulations or any addendum to it; or a violation of local, State, or federal laws, by Resident or Resident’s guest (s) and invitees shall constitute a violation of the Contract; in which case, Owner shall be entitled to pursue all rights and remedies pursuant to the Contract and applicable law. Owner shall have the right, in the event of violations, to assess a fee for each violation. In the event Resident is assessed a fee, it must be paid within 10 days of notification. If Resident fails to pay all amounts due, Resident will be delinquent, and Owner shall be entitled to pursue its rights and remedies under the Contract as if Resident failed to pay Rent. Capitalized terms used in these Rules and Regulations shall have the same meaning as in the Contract. Resident shall sometimes be referred to herein as “you”. The terms of this Addendum are effective as of the Commencement Date of the Contract agreed to by Resident.

1. **CONDUCT OF RESIDENT:** Resident agrees to abide by all federal, State and municipal laws, ordinances, regulations or orders (including but not limited to those pertaining to use of hazardous substances) as well as Owner’s Rules and Regulations now in force and effect or which may be hereafter enacted. Resident agrees that Resident or Resident’s guests or the Roommates or their respective guests shall not: (i) be loud, obnoxious, disorderly, boisterous, or unlawful; (ii) disturb or threaten the rights, comfort, health, safety, or convenience of others (including Owner’s agents) in or near the Community; (iii) disturb or disrupt the business operations of the property; (iv) be involved in or commit criminal activity; (v) allow in the Premises or Community any illegal manufacture, sale, possession or use of any drugs or substances or drug paraphernalia controlled by the State in which the Premises or Community are located; (vi) possess or keep any explosives, flammable or any hazardous substances, or any item or thing of a dangerous nature in or on the Premises or the Community; (vii) engage in or threaten violence; (viii) possess a weapon; (ix) store anything in closets having gas appliances; (x) tamper with utilities or telecommunications; (xi) use windows for entry or exit; (xii) heat the Premises with a gas-operated cooking stove or oven; (xiii) injure the Community’s or Owner’s reputation by making bad faith allegations against the Community or Owner to others; and (xiv) allow the Premises or Community to be used for any unlawful purpose whatsoever.
2. **MAINTAIN ORDER/NOISE:** Resident shall at all times maintain order in the Premises. All radios, television sets, stereo equipment or any other band instruments or items which may cause noise shall be turned down to a level of sound that does not annoy or interfere with other residents of the Community. No music lessons, either vocal or instrumental, shall be permitted on the Premises at any time. Resident shall not permit any offensive noises and/or odors to originate from the Premises at any time. Accordingly, at Owner’s option in lieu of declaring a default of the Contract, the following violation policy shall apply: (First violation) written warning; (Second violation) written warning and a \$25.00 violation fee will be assessed to Resident’s account; (Third violation) written warning and a \$50.00 violation fee will be assessed to Resident’s account; (Fourth violation) written warning, a \$100.00 violation fee will be assessed to Resident’s account, and at Owner’s option the Contract may be declared in default or Resident may be charged up to \$300.00 depending on the severity of the situation.
3. **TRASH:** All trash and garbage shall be placed in sanitary containers in locations designed by the Owner. Resident agrees trash and refuse shall be placed directly into such trash receptacles or dumpsites and not left in the units or in the Community areas, hallways, breezeways, or similar places. The Resident’s account will be assessed a fee of \$25.00 per bag of trash for all trash that is not disposed of in the appropriate trash receptacle or must be removed. Resident will be assessed a trash fine of \$25.00 per incident if cigarette butts are found near or around patios/balconies and entry doors. Owner shall have the right to impose other reasonable charges for the violation of this provision as well as for any littering by Residents.
4. **OBSTRUCTIONS/BICYCLES:** Resident shall not obstruct or use the driveways, sidewalks, courts, entry passages, stairs, breezeways, courtyards, or halls for any purpose other than ingress and egress. Resident cannot hang bicycles from the ceiling or wall of the patios or balconies or the interior of the Unit. Bicycle racks may be available for bike storage. Bicycles in Community areas shall be deemed abandoned by Resident and may be disposed of by Owner according to applicable law. Residents may be subject to a fine that must be paid prior to the release of the abandoned bicycle.



Bicycles may not be ridden in the hallways/balconies or breezeways of the building. Residents riding bikes in those areas will be subject to fines.

5. **WINDOWS:** Windows and doors at the Community shall not be obstructed by Resident. If Owner provides blinds or screens on windows, then such blinds and screens shall not be removed by Resident. Any window treatment installed by the Resident shall have a white backing. Resident shall remove them at the end of the Term and any damage to the Premises shall be repaired by Resident at Resident's expense. Use of foil and other similar unsightly materials, including but not limited to neon/flashing signs, flags, and signs/advertisements, on windows is strictly prohibited. Resident shall not throw anything out of the windows, patios, or doors. Resident shall not leave windows or doors open during inclement weather. Resident shall be liable for any damage to the Premises, including but not limited to paint, walls, cabinets, carpets, floors resulting from failure to exercise reasonable care.
6. **LOCKS/KEYS/REMOTES/ACCESS CARDS:** Locks shall not be changed or added at the Premises without prior written consent of the Owner. If Resident changes a lock with the Owner's consent, Resident shall provide Owner with a key to said lock. A service charge of \$50.00 will be paid by Resident to change a lock. If Resident requests Owner to unlock Resident's Unit after hours, Resident shall pay a minimum fee of \$35.00 which will be due and paid immediately. If this service is not available at the Community and it is necessary for Owner to employ a locksmith, the Resident shall be responsible for all locksmiths' charges. All Unit, Mailbox, Bedroom, and other keys, remote control devices, and access cards must be returned to Owner upon vacating the Premises or Owner will impose reasonable charges. Owner shall furnish one key to Resident for each entry door to the Premises and one bedroom door key if applicable and one mailbox key if applicable. If a key is lost or stolen, Resident shall pay a fee of \$50.00 for a lock change which will be billed to the account and paid within 48 hours of the service to the Owner. Replacement of access cards, remote control devices, or keys will cost a minimum of \$35.00.
7. **LAVATORIES:** Lavatories, sinks, toilets and all water and plumbing apparatus shall be used by Resident and Resident's guests only for the purpose for which they are constructed. Sweepings, rubbish, rags, ashes, feminine products, and other foreign substances shall not be thrown in any plumbing apparatus.
8. **LIGHT BULBS:** Resident will be responsible at their expense to replace all interior bulbs and tubes. All interior and exterior bulbs, tubes, globes, and lights must be operational at the time the Resident vacates the Premises or a charge will be assessed to replace them. Residents may not remove exterior lights or globes. No colored bulbs in exterior light fixtures. Halogen light bulbs must be supervised by Resident during use and must never be left on unattended.
9. **HEAVY ITEMS:** Resident shall not place any unusually heavy objects on the floor, such as pool tables, waterbeds, etc., unless permitted by law.
10. **EXTERIOR APPEARANCE:** Resident cannot change the structure or appearance of any patio or balcony area. Clothing, sheets, rugs, towels, appliances or other items shall not be hung from windows, porches, or balconies of the Community. Resident shall keep neat and clean all patios, porches and balconies of the Premises and shall not use the same for storage, including automobile tires and/or parts, firewood and other unsightly or heavy items. Only outdoor furniture and related patio items may be placed on any patio, porch or balcony. Any interior furniture found on the exterior of the Unit will be placed back in the Unit and a minimum fee of \$35.00 will be assessed to the Resident's account. Any damage to furniture due to exterior use will be assessed to the Resident's account for repair and/or replacement. Welcome mats can be placed in front of entry doors, but rugs or carpet remnants are not permitted. One flag may be displayed at a time on a patio/balcony as long as it does not protrude beyond the Unit.
11. **BED BUGS:** Resident must promptly notify Owner of any known or suspected bug infestation. Resident must permit Owner, and Owner's pest control agents, access to the Unit at reasonable times to inspect for or treat bed bugs. Resident must cooperate and not interfere with inspections or treatments. Owner has the right to select licensed pest control professionals to treat the Unit and building or adjacent Units or buildings as necessary. Resident is responsible for having Resident's own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that Owner approves at the time that Owner requests. Resident may be required to pay all reasonable costs of cleaning and pest control treatment incurred by Owner. If Resident fails to follow these provisions, Resident may be liable for damages and will be in default, and Owner will have the right to terminate Resident's right of occupancy and exercise all rights and remedies under the Housing Contract.

12. WATER INTRUSION, WATER DAMAGE AND MOLD: Resident acknowledges that, at the commencement of Resident's occupancy of the Premises, Resident has inspected the Premises and has found the Premises to be free of mold and mold related conditions. Resident acknowledges the importance of good housekeeping, adequate ventilation, and moisture control in its use of the Premises, and the importance of compliance with the provisions of this Housing Contract relating to water intrusion, water damage, and mold. Resident acknowledges that excessive moisture can collect from a wide variety of sources, including but not limited to, shower or bathtub overflows, washing/dishwashing machine overflows or leaks, cooking spills, plant watering overflows, pet urine accidents, or insufficient drying of carpet and carpet pads. Resident acknowledges that Resident's obligations include, but are not limited to, the following:

- To clean and dust the Premises on a regular basis and to remove visible moisture on windows, walls and other surfaces as soon as the condition occurs.
- To not block or cover heating, ventilation or air conditioning ("HVAC") ducts in the Premises and to operate the HVAC system in a reasonable manner so as to maintain temperatures in the Premises within a range of 62 to 78 degrees Fahrenheit.
- To notify Owner in writing immediately upon discovery or occurrence in the Premises of: 1) Any evidence of a water leak or excessive moisture in the Premises as well as in any storage room, garage or Common Area; 2) Any evidence of mold or mildew like growth in the Premises; 3) Any failure or malfunction of the HVAC system or exhaust fans in the Premises; and 4) Any inoperable windows and doors in the Premises.
- To use bathroom fans while bathing or showering, kitchen fans while cooking, and utility area fans while water is being used. Continue use of fans for at least 30 minutes after the activity. Leave the bathroom door open until all moisture has dissipated. Hang towels and mats so they dry out completely.
- To allow a minimum of six-inches space between furniture and walls for proper air ventilation.
- To use all reasonable care to close all windows and other openings to the Premises to prevent rain and other outdoor water from penetrating the Premises.

Resident further agrees that if mold conditions are discovered on the sheetrock or any wood in the Premises, Resident will not take or allow to be taken any steps to clean up or remove the mold conditions without the express permission of Owner. Resident shall also be responsible for any damage, including but not limited to, damage from water and mold, which occurs as a result of Resident's failure to give notice to Owner within 24 hours of the discovery of water intrusion, water damage or mold in the Premises. Resident hereby releases Owner from any claim, loss or liability relating to such water intrusion, water damage, or mold, including any claim, loss or liability arising from Resident's failure to notify Owner as required herein.

13. FURNITURE / TELEVISION: In the event furniture or a television (s) is included in the Premises, Resident acknowledges that furniture/television has been provided for Resident's use in the Premises. Resident shall examine all furniture/television and notify Owner in writing of any defects within 24 hours after Resident moves in or according to applicable law. If Resident fails to notify Owner of any defects within such period, all furniture/television shall be deemed to be in good condition. Resident shall maintain the furniture/television in a good and clean condition, reasonable wear and tear excepted. Resident shall not remove any items from the Premises during the Term of the Contract without written permission from Owner. All items shall be returned to Owner when Resident vacates the Premises at the expiration of the Term of the Contract or when Resident's right to possession of the Premises is terminated, whichever is sooner. Resident shall be responsible for any damages or cleaning charges incurred by Owner with respect to use or condition of any furniture/television in the Premises. In the event the furniture/television is not maintained, is damaged or is otherwise not returned to Owner at the expiration of the Term of the Contract or when Resident's right to possession of the Premises is terminated, whichever is sooner, in a condition satisfactory to Owner, Resident shall pay Owner, upon demand, the cost to repair or replace, as determined by Owner. Owner shall have the right to deduct any amounts owed from the Deposit paid by Resident under the Contract.

14. LAUNDRY: Certain communities may require use of special detergents (ie. high efficiency).

15. VEHICLE REGISTRATION AND PARKING: Owner reserves the right to designate and control the method, manner and time of parking in parking spaces in and around the Community. Where applicable, there may be a fee required for parking. Parking of boats, recreational vehicles, commercial vehicles, campers, mobile homes, and trailers is not allowed



unless written permission from Owner is obtained. Washing vehicles and performing mechanical work is prohibited unless special areas are designated in Owner's sole discretion. Vehicle speed in the Community may not exceed 15 miles per hour. Resident acknowledges that Resident will park all vehicles at Resident's own risk and will maintain property insurance on Resident's vehicles. Owner may fine or have unauthorized or illegally parked vehicles towed according to State law at the vehicle owner or operator's expense at any time if it: (i) has a flat tire or is otherwise inoperable; (ii) is on jacks, blocks, or has wheel (s) missing; (iii) takes up more than one parking space; (iv) belongs to a resident or occupant who has surrendered or abandoned the Premises; (v) is in a handicap space without the legally required handicap insignia; (vi) is in a space marked for visitors, managers, or staff; (vii) blocks another vehicle from exiting, prevents traffic flow, or is double parked; (viii) is in a fire lane or designated "no parking" area; (ix) is in a space marked for other resident (s) or Units; (x) is on the grass, sidewalk, or patio; (xi) blocks garbage trucks from access to a dumpster, or; (xii) has no current license, registration or inspection sticker; and/or Owner gives at least 24 hours notice that the vehicle will be towed if it is not removed. In the event a parking decal is required, Resident agrees to display such decal in the lower front windshield on the passenger side. If the windows are tinted, the parking sticker must be displayed in the upper front windshield on the passenger side. Owner is not responsible for damage to tint. Parking stickers must be displayed in the vehicle in which it is registered. Resident agrees to display hanging tags on the rear view mirror. To replace a lost parking sticker or tag, there is a replacement fee of a minimum of \$35. If a new vehicle is to be brought on the property, the old sticker must be returned to the Owner in order to replace the sticker at no additional charge. Although parking space may be provided for residents, this space may prove inadequate at times.

16. **ANIMALS:** Resident shall not have or allow any animal (except for service animals) to be in the Premises or Community unless an Animal Addendum is available for the property and has been fully executed by all residents and approved by the Owner, and all associated fees have been paid. Resident will be charged for defleaing, deodorizing, shampooing, and all damages caused by animals, whether or not the animal was authorized. Please review the Animal Addendum regarding the types of animals that are permitted. The first violation for an unauthorized animal will result in a \$300 fine (or more, depending on the property); subsequent violations will result in additional fines, and Resident may be declared in default of the Contract. The unauthorized animal must be removed immediately and Resident will be responsible for all kennel fees.
17. **ALCOHOL:** The following is prohibited: the use of alcohol by anyone under the legal drinking age of 21; the manufacture or selling of alcohol; public intoxication; common containers of alcohol (kegs, party balls, trash cans, funnels, beer hats, etc.). Beverages must be used in individual containers.
18. **CIGARETTE/ODOR DAMAGES:** If damage occurs to any Bedroom, Unit, or Community Area due to Resident or Resident's guest(s) cigarette use or other activity causing smoke or odor, Resident will be responsible for the costs to repair the damage. These costs include, but are not limited to, the costs to repair carpet, furniture and paint. Further, Resident will be assessed a trash fine of \$25.00 per incident if cigarette butts are found near or around patios/balconies and entry doors. Owner shall have the right to impose other reasonable charges for the violation of this provision.
19. **DAMAGE CHARGES:** Owner shall have the right to charge resident for damages the Resident is responsible for, including but not limited to damages listed in the Agreement and in the Housing Contract. **Please see the last page of this Agreement for estimated charges for particular damages. This list includes estimated charges and there may be additional damages not included on this list.**
20. **COMMON AREA OR COMMUNITY AREA CLEANLINESS AND DAMAGES:** If damage or vandalism occurs in a common area (such as the kitchen, living room, or patio) and Owner is unable to determine the responsible party, then all of the residents residing in the unit can be held responsible for the expense of repairing damage or loss done to the common area(s). If damage or vandalism occurs in a community area (such as amenities, hallways, breezeways, lobbies, courtyards, study rooms, etc.) and Owner is unable to determine the responsible party, then floors, wings, or entire buildings of residents may be charged for repairs and/or replacement of the damaged items. In addition, residents can be held responsible for the expense of repairing damage or loss done to Community areas and/or excessive trash in the hallways, courtyards, or other Community areas. It is also the responsibility of the resident to keep the common area (such as the kitchen, living room, or patio) reasonably clean. If this is found to not be happening, residents may be charged for reasonable cleaning charges of the common area.



- 21. SOLICITATION:** Soliciting is not permitted in the Community. Owner should be notified if a solicitor is seen in the Community. Resident cannot distribute, post, or hang any signs, flyers, advertisements, or notices in any portion of the Community without Owner's prior approval.
- 22. SPORT ACTIVITY:** Team sports such as football, baseball, kickball, soccer, dodgeball, etc. are not permitted to be played in the pool or parking areas. The use of water guns or water balloons is prohibited. Dart boards and darts are not allowed on the Premises. Violators will be held responsible for any damages.
- 23. FIRE HAZARDS:** **1) Grills or hibachis:** on the patio/balcony of the Community are prohibited. The fine for a grill on a patio/balcony is a minimum of \$100.00. **2) Flammable Items:** Items that are flammable, such as fuel and propane gas, may not be stored on the Premises, in Resident's Unit or Exclusive Space or any storage area. **3) Open Flames / Items which produce Heat:** Items which require an open flame to operate or which produce heat (e.g., Bunsen burners, lighted candles, alcohol burners, heating elements, irons, curling irons, halogen bulbs) must be supervised by Resident at all times during use and can never be left on unattended. **4) Fire Alarms / Sprinklers:** In the event residents are given procedures for fire alarms, Resident and Resident's guests are required to adhere to all procedures. Resident is asked to consider fire safety regulations when decorating. In the case of a fire alarm sounding in the Community, Resident and Resident's guests are required to evacuate the building. If Resident sees smoke in the hallways, breezeways, or rooms, keep low to the ground while moving to the nearest exit. Once Resident is out of the building, move away from the building and do not block emergency personnel and equipment. Resident may not re-enter the building until Resident receives notification from the local officials or Owner. Failure to evacuate may result in fines and/or a default of the Contract. Resident and Resident's guest (s) must not tamper with, interfere with, or damage any alarm equipment and/or installation. In the event the Community has a fire sprinkler system, Resident acknowledges and hereby agrees that it is important to be careful near fire sprinkler heads so as not to falsely trigger or activate them. If Resident triggers or activates the fire sprinkler system without the danger of fire being present, Resident will be responsible for all damages caused by the activation. Anyone found to falsely pull a fire alarm will be subject to criminal charges, a minimum fine of \$300.00, and/or a default of the Contract. **5) Extension Cords and Multiple Plugs:** An extension cord must be UL approved, 16 gauges, and not exceed an un-spliced length of six feet with a polarized plug and a single outlet; it may not be placed under floor coverings or furnishings and may not be secured by penetrating the insulation.
- 24. PEST CONTROL:** Unless prohibited by statute or otherwise stated in this Contract, Owner may conduct extermination operations in the Premises several times a year and as needed to prevent insect infestation. Charges may occur in the amount set forth on the Community Addendum. Owner will notify Resident in accordance with applicable law. Resident agrees to perform the tasks necessary to prepare the Premises for extermination, including: (i) remove infants and young children from the Premises; (ii) remove animals or place them in bedrooms with notification to the Owner; (iii) remove chain locks or other obstructions on the day of service; (iv) remove contents from shelves and floors where pests have been seen; (v) clean all cabinets, drawers, and closets in kitchen and pantry; (vi) do not wipe out cabinets after the treatment. Resident is solely responsible for notifying the Owner in writing prior to extermination of any anticipated health or other concerns related to extermination and the use of insecticides. If the Premises are not prepared for a scheduled treatment date, Owner has the right to prepare the Premises and charge the Resident accordingly. Resident must request extermination treatments in addition to those regularly provided by Owner in writing. To reduce the possibility of pests, store all food in sealed containers; do not leave food or dirty dishes out; empty all cans and bottles and rinse them with water; remove trash immediately, and do not leave windows or doors open allowing pests to enter.
- 25. PACKAGES:** Resident gives Owner the right to accept packages on Resident's behalf and hereby releases Owner from all liability for accepting and storing packages. Owner will not be responsible for any damage, loss, or theft of packages. Owner will only accept packages from a commercial delivery service (UPS, Federal Express, etc.) and United States Post Office. Packages will only be accepted for the Resident named on the Contract. Packages may only be picked up by the individual addressed on the package. A photo ID must be presented to pick up a package. No package will be released without the Resident's signature. Packages not picked up in 30 days will not be held. Owner reserves the right, at any time, to discontinue its acceptance of packages and reserves the right, on a case by case basis, to refuse to accept certain package if Owner is not comfortable with accepting a particular package.

- 26. MAIL:** The Mail Box is to be used jointly by all Roommates assigned to Resident's Unit. All mail to residents is delivered to the Community postal boxes. It is the Resident's responsibility to make sure anyone who might send items to Resident has Resident's correct address which should be clearly marked with Resident's name, Unit number and bedroom letter.
- 27. SATELLITE DISHES/ANTENNA:** No antenna or satellite dish that exceeds one meter (39 inches) in diameter is permitted. No antenna or satellite dish may protrude beyond the vertical or horizontal space that is leased to Resident and Roommates. No antenna or satellite dish may be installed outside the Unit, such as on any parking area, roof, exterior wall, window, fence or common area. Mounting devices must be temporary devices that will not cause damage to the railing or fence and can be easily removed. No advertising slogans. The antenna or satellite dish shall be one solid color only, either white, black, or shades of brown, gray, or tan. The antenna or satellite dish shall not cause distortion or interference whatsoever with respect to any other electronic device at the Community. Only one (1) antenna or satellite dish per unit. Resident must remove the antenna or dish and other related equipment when Resident moves out. Resident will be responsible for paying any damages and for the cost of repairs or repainting which may be reasonably necessary to restore the Unit to its condition prior to the installation of the antenna or dish. Resident is fully responsible for the satellite dish, antenna, and related equipment including but not limited to any damage or injury caused by the device, maintenance, installation, and removal.
- 28. SPECIFIC AMENITIES:**
- Swimming Pool and Hot Tub:** In the event a pool(s) and / or hot tub (s) is provided for the enjoyment of all residents, the following policies apply:
- LIFEGUARDS ARE NOT PROVIDED. SWIM AT YOUR OWN RISK. For your safety, do not swim alone.
 - **In case of Emergency, dial 911.**
 - Owner is not responsible for accidents, injuries, or lost, stolen, damaged or misplaced items.
 - Pool hours are designated by Owner and may be posted at the pool.
 - NO DIVING. DIVING MAY RESULT IN INJURY OR DEATH.
 - No jumping into the pool from balconies or patios.
 - Anyone with a communicable disease capable of infecting others is prohibited from swimming in the pool/hot tub.
 - A parent or guardian must accompany children under the age of 15 at all times.
 - Animals are not allowed anywhere in the pool area.
 - Use plastic or paper containers only. Glass is not permitted.
 - Only proper swimwear is allowed. Cutoffs are not allowed.
 - All guests must be accompanied at all times by the Resident. No more than one (1) guest is allowed at one time.
 - Keep gates closed at all times.
 - Respect others by keeping noise to a minimum, covering pool furniture with a towel when using suntan oils, leaving pool furniture in pool areas and disposing of trash properly.
 - If you are pregnant, do not use the hot tub without medical consultation. If you suffer from heart disease, diabetes, high or low blood pressure or other health problems, do not enter the hot tub without prior medical consultation from your doctor. Overexposure to hot water may cause dizziness, nausea, and fainting. Hot water exposure limitations vary from person to person.
 - Check the hot tub temperature before entering the hot tub. Do not use the hot tub if the temperature is above 104 degrees Fahrenheit. Do not operate the hot tub if the suction outlet cover is missing, broken, or loose.
 - Do not place electrical appliances (telephone, radio, tv, etc.) within five feet of the pool or hot tub.
- Tennis Court:** In the event a tennis court (s) is provided for the enjoyment of all residents, the following policies apply:
- **In case of emergency, dial 911.**
 - Attendants are not provided. Use the tennis court at your own risk.
 - Owner is not responsible for accidents, injuries or lost, stolen, damaged or misplaced items.
 - Tennis court hours are determined by Owner and may be posted at the tennis courts.
 - Children under the age of 15 are only allowed on the court while accompanied by a parent or guardian.



GREENHILL APARTMENTS

- Motorcycles, bicycles, tricycles, skateboards and skates are not permitted on the court surface.
 - Do not sit or lean on the net.
 - No glass containers. No food or drink is allowed. Rubber sole shoes are required.
- Basketball / Volleyball Court:** In the event a basketball and / or volleyball court (s) is provided for the enjoyment of all residents, the following policies apply:
- **In case of emergency, dial 911.**
 - The basketball court is provided for the enjoyment of all residents.
 - Attendants are not provided. Play at your own risk.
 - Owner is not responsible for accidents, injuries or lost, stolen, damaged or misplaced items.
 - Basketball court hours will be determined by Owner and may be posted near the court.
 - Do not hang from or climb on the basketball goal or net.
 - No food or drink is allowed. No glass containers.
 - Motorcycles, bicycles, tricycles, skateboards and skates are not permitted on the court surface.
 - Rubber sole shoes are required.
 - Loud music, dangerous conduct and fighting are prohibited.
- Fitness Room:** In the event a fitness room (s) is provided for the enjoyment of all residents, the following policies apply:
- **In case of emergency, dial 911.**
 - Attendants are not provided. Use the fitness room at your own risk.
 - Animals are not allowed.
 - Owner is not responsible for accidents, injuries or lost, stolen, damaged or misplaced items.
 - No food allowed. Drinks are permitted in plastic containers. No glass allowed.
 - Please use headphones when listening to music.
 - No wet clothing allowed in fitness room.
 - Rubber soled shoes required.
 - No more than one (1) guest per resident are allowed.
 - Follow manufacturer's directions for proper use of equipment.
 - Do not make repairs on fitness equipment. Please report needed repairs immediately to the Owner.
 - Do not use, adjust or operate fitness equipment beyond your physical limitations.
 - Children under the age of 12 are **not** permitted in the fitness room, unless accompanied by a parent or guardian.
 - Please report vandalism and unauthorized users.
 - Do not remove fitness equipment from the fitness room.
 - Do not leave personal items in the fitness room.
 - Respect others by keeping noise to a minimum and by disposing of trash properly.
 - Please wipe down the fitness equipment with a clean towel once you are done.
 - No smoking or alcoholic beverages are allowed in the fitness area.
 - Fitness room hours are determined by Owner and will be posted.
- Club Room or Game Room:** In the event a club or game room (s) is provided for the enjoyment of all residents, the following policies apply:
- **In case of emergency, dial 911.**
 - No alcoholic beverages or smoking allowed. No glass containers.
 - No wet clothing permitted in clubroom.
 - Clubroom hours are determined by Owner and may be posted outside the main entrance to the Clubroom.
 - Resident must provide government issued photo ID in order to check out billiard or other equipment from Owner. All items must be returned, in good condition, at closing.
 - Use the facility at your own risk. Use the equipment only in the manner intended by manufacturer.
 - Handle equipment with care. Do not remove or damage equipment and supplies.
 - Guests must be accompanied by Resident. No more than two guests per resident.
 - No fighting, dangerous conduct, or noise which disturbs others.



GREENHILL APARTMENTS

- Do not leave personal items in this area. Owner is not responsible for any lost, stolen, or damaged items.

Computer Lab: In the event a computer lab (s) is provided for the enjoyment of all residents, the following policies apply:

- For Resident Use Only. Use the facility at your own risk.
 - Documents are to be saved on Resident's own media storage and not on the hard drive. Documents saved on the hard drive will be deleted.
 - In the event copy and local fax services are available for residents, there may be a minimum charge. Long distance fax service may be available for an additional charge.
- Residents will be held responsible for any damage to equipment during his/her computer time.
- No food, drink or smoking allowed in computer center.
 - In the event this area is **electronically monitored**, any attempt to remove the equipment will engage the alarm system.
- Screen savers are not to be tampered with at any time.
- No obscene information or material is allowed on the computers at any time or for any reason.
- Resident must provide Resident's own paper for printing purposes.
 - Changing from one computer to another with the same floppy disk could spread a virus; therefore, Owner is not responsible for any virus infections.
- Computer Lab hours will be designated by Owner.
 - **Violation of any or all of the above stated rules may result in termination of computer lab use or other action.**
- Owner is not responsible for lost, stolen or damaged items.

Tanning Bed or Dome: In the event a tanning device (s) is provided for the enjoyment of all residents, the following policies apply:

- The Tanning Addendum must be signed prior to initial use.
 - After you tan, you must clean the tanning bed or the floor of the tanning dome with the solution provided.
- Use at your own risk. Consult your doctor prior to use.
- For Resident Use Only.
 - Tanning appointments are regulated by Owner. Cancellations of appointments must be made 2 hours in advance to the appointment. If you miss your appointment or do not cancel 2 hours in advance, your tanning privileges may be revoked and fines may be charged.
- You are only allowed to tan one time during a 24-hour period.
- Use the equipment only in the manner intended by the manufacturer. Please handle it with care.
 - Do not leave personal items in this facility. Owner is not responsible for any lost, stolen, or damaged items.
- Abide by all warning signs and laws regulating a tanning facility.

ESTIMATED CHARGES:

Replace Square	\$30
Clean Carpet	\$150
Replace Carpet	\$300
De-flea	\$275
Clean Common Area	\$300
Clean Bedroom	\$150
Clean Bathroom	\$75
Ice Maker	\$135
Replace Refrigerator Racks	\$50 Each
Replace Disposal	\$115
Replace Countertops	\$3,250



Replace Vinyl Plank	\$60 Each
Replace Linoleum Floors	\$300
Replace Shower head	\$25
Replace Toilet seat	\$20
Replace Towel bar	\$15
Replace Shower rods	\$50
Replace Vanity countertop	\$200
Replace Window Blinds	\$30
Replace Window screen	\$20
Replace Window	\$375
Replace Fire extinguisher	\$200
Replace Ceiling Fan	\$110
Replace Smoke detector	\$25
Replace External Door	\$400
Replace Interior Door	\$150
Repair Sheetrock (small)	\$40 - \$75
Repair Sheetrock (medium)	\$60 - \$85
Repair Sheetrock (large)	\$80 - \$125
Replace Chair	\$400
Replace Couch	\$525
Replace Coffee table	\$200
Replace TV Stand	\$250
Replace Barstools	\$150
Replace Bed Frame	\$400
Replace Mattress	\$275
Replace Dresser	\$350
Replace Desk	\$225
Replace Desk Chair	\$125
Replace Light Fixtures	\$40
Painting Bedroom	\$425
Painting Common Area	\$500
Remove Trash	\$50 per bag
Replace Room & Mailbox	\$25
Key	
Replace Front Door Key	\$50
Replace Amenities Band	\$25
Replace Parking Pass	\$75
Smoking/Deodorize Apartment	\$300

SAMPLE

29. MOVE OUT: Resident has the right to be present at move-out inspection. If Resident chooses to be present, a scheduled move-out inspection appointment must be made with Owner.



Amendments: Owner reserves the right at any time to amend these Rules and Regulations as Owner shall in its judgment determine to be necessary for the care and cleanliness of the Community and for the preservation of good order, comfort and benefit of residents in general and for the efficient operation of the Community.

OWNER:

Signature: _____

Name Printed: _____

Date: _____

RESIDENT:

Signature: _____

Name Printed: _____

Date: _____

SAMPLE