

## RULES AND REGULATIONS

1. FOR THE CONFORT, CONVENIENCE AND BENEFIT OF ALL TENANTS, AND TO INSURE PROPER USE AND CARE OF THE PREMISES, LESSEE SHALL COMPLY WITH ALL THESE RULES AND REGULATIONS AND SHALL NOT BE PERMITTED TO:
  - A. Keep cats, dogs, fowl or other animals or birds on the premises, without the Lessor's prior written consent.
  - B. Allow any sign, placard, advertisement or notice to be displayed either inside or outside the building without the Lessor's prior written consent.
  - C. Allow any item to be thrown or dropped from windows or balconies, to throw or sweep dirt out of the building, beat or shake rugs upon or from any window, balcony, door or any other opening.
  - D. Cover or obstruct any window, door or transom with any items not approved in writing by Lessor.
  - E. Lessee's residing in units which contain fireplaces are required to have chimneys professionally inspected and cleaned annually at Lessee's expense. The fire chief may require written verification of cleaning and inspection.
  - F. Drive or drill nails, tacks, screws, holes or apply other fasteners on or into any of the walls, ceilings, floors, partitions or woodwork of said premises, or allow the same to be done without prior written consent of Lessor, and in any case Lessee agrees to be responsible for any damage done and will pay for same. **GUMMED HANGERS ARE NOT TO BE USED.**
  - G. Do laundry work except in rooms provided for that purpose under conditions designed by Lessor.
  - H. Allow water to run except when in actual use.
  - I. Use balconies or patios for any purpose whatsoever other than a place to stand or sit, or store thereon object or equipment other than normal balcony furniture. They may not, as an illustration, be used to hang clothing, rugs, wash or items on, or as a storage depository of any kind, including but not limited to bicycles, strollers, wagons, toys, etc. No item or object may under any conditions be thrown or dropped off the balcony or porch. No covering shall be installed on balcony floors.
  - J. Permit the premises to be used for operation of any business.
  - K. Loiter in any common areas of the property.
  - L. Use a grill of any kind.
  - M. No mechanic repairs may be done on any motorized vehicle, bike in or on any part of the building or premises.
  - N. No live Christmas trees.
2. LESSEE, LESSEE'S OCCUPANTS, GUESTS AND INVITEES SHALL NOT BECOME INTOXICATED, DISORDERLY, HARASS OR SOLICIT RESIDENTS, THEIR GUESTS OR OTHERS, CREATE OR CAUSE ANY ODORS OR CREATE OR PERMIT ANY UNNECESSARY, UNREASONABLE OR IMPROPER NOISE OR DISTURBANCE IN OR ABOUT THE PREMISES OR THE BUILDING OF WHICH THE PREMISES ARE A PART, INCLUDING, AND NOT BY WAY OF LIMITATION, THE OPERATION OF A RADIO OR TELEVISION SET OR PLAYING OF A MUSICAL INSTRUMENT OR SINGING IN A MANNER OR AT TIMES WHICH MIGHT BE OBJECTIONALBE OT OTHER TENANTS.
3. Lessee shall be responsible for removal of any snow accumulation from balcony.
4. ALL KEYS AND PASS CARDS ARE FOR THE LESSEE'S SOLE USE. LESSEE MAY NOT DUPLICATE ANY KEYS. ALL ADDITIONAL KEYS MUST BE OBTAINED FROM LESSOR. In the event the Lessee fails to return ALL keys and pass/key cards obtained from the Lessor within 24 hours after surrendering the premises, ALL costs of rekeying or replacing said locks shall be paid by Lessee upon billing and may also be deducted from Lessee's security deposit.
5. The streets, sidewalks and entrances shall not be obstructed in any way or used by Lessee for any purpose other than for ingress or egress.
6. All provisions, groceries, furniture, sleds, strollers, bicycles, boxes or other similar articles shall be taken in or removed through the doors of the building, and all damage to the building caused by the moving or carrying of articles shall be paid by the Lessee. Riding of bicycles, tricycles, etc. inside the building is not permitted. Nor shall any of said items be permitted to be stored in halls, landings, or in basements other than in Lessee's locker.
7. All refuse and waste shall be routinely and frequently removed from the premises and deposited in trash bags in trash containers in designated areas only. In the event it becomes necessary, Lessee shall comply with any RECYCLING RULES, REGULATIONS AND ORDINANCES IMPOSED.
8. Lessee shall keep glass and/or screens in the windows and doors in good repair and shall pay for the cost to replace any broken glass or screens with equal quality and size as any that may be broken; Lessee will pay for the cost to replace any electric bulbs, shades, or fixtures with the same quality and design and for the damage to floors, doors, sills, walls, counters, or other parts of the premises.
9. In the event Lessee fails to pay any utility charges when due, then Lessor, at Lessor's option, may pay said past utility charges and Lessee shall indemnify Lessor upon billing for any amounts it shall pay on behalf of Lessee including utilities to last day of lease term or extension thereof. Lessee shall furnish and pay for all charges for telephone.
10. Lessee's at times will keep the windows neat and clean.
11. Availability and use of recreational facilities, landscaped areas, drives, walks, other common areas, lockers, storeroom, wash machine, dryer or storage space in the building used by the lessee is furnished gratuitously and is not a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any property, to any person making use of the same. Lessee, making use of such spaces, does so at their own risk. Lessee shall be entitled to use one storage locker, subject to availability, at no extra charge.
12. Lessee expressly agrees that Lessor shall not be liable to Lessee or others, including Lessee's guests, occupants and invitees, for any damage to or loss of any personal property located in or about the premises, or the building of which the premises are a part, where said damage or loss results from any cause whatsoever, other than negligent acts of Lessor, **it is the responsibility of Lessee to provide insurance for their personal property.**
13. Lessee shall not meddle with or interfere in any way with any part of the heating, air conditioning, lighting, plumbing, electrical, smoke and fire detection or any life safety devices, refrigerating or laundry apparatus or controls in or about the leased premises or the building containing said equipment, nor shall Lessee shall install any said apparatus without Lessor's prior written consent.
14. No radio or television wires, aerial or connection shall be installed, placed on, or attached to the demised premises without the prior written consent of the Lessor. The Lessor is authorized to remove, at the expense of the Lessee, any such apparatus erected without such written consent.
15. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper or other substances shall be thrown therein. Any damage to them from misuse of any nature or character whatever shall be paid by Lessee.
16. Lessee shall protect all carpeted floors and hallways with rugs or loose laid carpeting to protect finish and absorb walking sounds. The Lessee shall protect all wood floors in the apartment [except kitchen, bath(s) and closet(s)] with rugs loose laid carpeting not to cover less than seventy-five percent of the floor surface from the center of the room or hallway to the abutting walls so that all walk areas are covered. All heavy furniture is to have casters to protect flooring. Placement of rugs or doormats in the common hallway outside the apartment is not allowed.
17. Lessor may, at any reasonable time authorized by law, enter the said premises for the purpose of inspecting same, making repairs, showing the premises to prospective tenants or purchasers, or another purpose authorized by law.
18. Lessor shall not be responsible to Lessee for any non-observance of rules and regulations on the part of other tenants.
19. Lessor reserves the right to amend any rules and regulations at any time upon a 28 days written notice to Lessee. Any violation of any Rules or Regulations shall be deemed to be a breach of Lease.
20. No waterbeds or other water furniture are permitted without the Lessor's prior written consent.
21. Painting shall be done only when necessary, by Lessor only, but in no event more frequently than every three years, except for damage not caused by the Lessee, Lessee's occupants, guests or invitees. If it shall become necessary to paint the premises, or any part thereof, sooner than three years from the date of previous painting, because of misuse by the Lessee, Lessee's occupants, guests, or invitees, the cost of such painting shall be charged to the Lessee, such cost to be prorated on a three year basis.
22. **THE LESSEE AGREES TO NOTIFY LESSOR IMMEDIATELY IN WRITING IF ANY SMOKE DETECTOR IS NOT OPERATING PROPERLY. LESSEE UNDERSTANDS THAT TAMPERING WITH ANY SMOKE DETECTOR IN ANY MANNER IS ILLEGAL AND SHALL CONSTITUTE A BREACH OF THIS LEASE AND LESSEE IS SUBJECT TO MAXIMUM PENALTY PERMISSIBLE BY LAW.**

I have read the foregoing Rules and Regulations and agree to abide by them as part of the Lease.

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Signature of Lessee

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Signature of Lessee