



STUDENT HOUSING COMMUNITY RULES

1. Quiet hours are 7 days a week from 10:00PM to 7:00AM. Courtesy hours exist 24 hours a day, 7 days a week, and imply that noise should always be kept at a moderate or low level. Resident agrees not to make excessive noise, or engage in activities, which will unduly disturb others. **LOUD PARTIES, LOUD GUESTS, LOUD STEREO/SUBWOOFERS, and LOUD SURROUND SOUND TELEVISIONS ARE NOT ALLOWED AT ANY TIME.** Resident agrees to be especially quiet during hours of 10:00PM to 7:00AM with running water, entering and exiting buildings, operating attached garage door openers, etc. In the event of a disturbance, please call the local police.
2. Resident agrees to keep windows and doors closed during the heating season and to keep heat temperature between 68 and 73 degrees. Do not turn heat below 64 degrees if you are leaving the apartment for an extended period of time during the heating season.
3. Hallways are to be kept clean and free of all personal property, including shoes. No loud noises are permitted in hallway. Odors that are offensive to others is NOT permitted in halls. No 3M strips or wreath hangers that damage the doors/frames are allowed on apartment entry doors.
4. Smoking is not allowed anywhere on the property, by anyone including guests, both inside and outside of buildings.

5. FIRE CODES FOR GRILLING

When using grills, resident must comply with the fire code ordinance. The use or placement of any propane or charcoal portable cooking device is strictly prohibited above the first floor occupancy. On the ground floor the use of any open or closed outdoor cooking device, propane or charcoal, or similar devices used for cooking, or any other purpose, is prohibited within fifteen (15) feet of the structure or any combustible materials, exterior window openings, and exits.

LP gas containers larger than 2.5 pounds cannot be stored in the apartment or garage. Charcoal must be disposed of properly.

Fire pits or outdoor fireplaces are not allowed at any Toonen Property. Fireworks are also strictly prohibited.

6. The **only** items allowed on patios and balconies are plants, patio furniture and one grill (where allowed), and must be kept neat and uncluttered and shall not be used as a storage area. Items such as clothes lines, articles of clothing, rugs, blankets, towels, household furniture, brooms, shovels, coolers, toys, charcoal, lighter fluid, etc. should not be hung, placed, or stored on the patio or balcony. Planters and pots must be removed from patios and balconies when not in use over winter. Floatation devices and other water toys cannot be stored on patios or balconies and must be kept in your apartment or garage when not in use. Please do not put out any personal property that would obstruct the view or privacy of your neighbors or that would cause noise and affect the peaceful enjoyment of the property such as wind chimes.
7. Feeding birds, wildlife, stray animals, etc in any manner on the property is strictly prohibited. Anything that attracts birds, wildlife, stray animals, etc to the property is also strictly prohibited, such as bird houses and bird baths. One hummingbird feeder per unit will be permitted unless it is determined to be causing an issue with any type of pests.
8. Sidewalks, grounds, and all common areas are to be kept free of personal property. Resident will be liable for any injuries caused due to personal property being left on the sidewalk or common areas and any costs incurred to remove resident's property will be the resident's responsibility.
9. Resident agrees to properly dispose of trash and recyclables. Climbing into dumpsters or removing items from the dumpster area is prohibited. Neither garbage nor recyclables shall be placed on the patio/balcony, common areas, grounds, or in garages. Garbage must not be kept in the apartment for extended periods. Resident agrees to keep the grounds presentable by not littering.

10. VEHICLE RULES AND REGULATIONS:

One vehicle is allowed per person and must be parked in the garage at all times if a garage is rented. Boats, trailers, campers, commercial vehicles, and any vehicles that are too large to fit in the garage cannot be parked on the premises without landlord's written permission. Motorcycles must be parked in the garage and loud motorcycles are prohibited. Operating snowmobiles, four-wheelers, off road vehicles, etc within the apartment community is prohibited. Resident agrees to move their vehicles for snow plowing purposes when snow removal equipment arrives and are responsible for costs associated with return services for failure to comply. No parking on the grass or sidewalks at any time.

All vehicles must be operational and must be properly licensed. Resident agrees to keep vehicles free of all fluid leaks, and to have any fluid leaks repaired within 24 hours. Resident is responsible for costs of repair or removal of oil spots or other fluid leaks from the parking lot or garage floor.

Resident understands that they will be held responsible for the cost of ticketing and towing if they fail to comply with these rules.

Please display parking pass on rear view mirror when on site. All vehicles must be registered with management. In the event you have a guest, the office must be notified of vehicle identification.

GARAGE DOORS MUST BE CLOSED AND LOCKED AT ALL TIMES. The use of heaters in the garage is prohibited. Vehicle repair work is not allowed on the property. Extensive woodworking or shop work is not allowed in the garage.

For the safety of all residents, resident agrees to adhere to a speed limit of **10 MPH** when driving within the apartment community.

11. Solicitors are prohibited. Do not open the door for solicitors; report them to the office immediately. Resident agrees to refrain from allowing anyone they do not know into the hallway and accepts responsibility for any damages done by a stranger that was allowed into the building. For the safety of all residents, do not prop open entry doors.

12. Resident must have landlord's approval to install a satellite dish. Landlord will determine proper installation for the satellite dish to prevent damage to the building and to maintain the aesthetics of the property. Residents must have a patio or balcony facing southwest to properly install a satellite dish. Landlord reserves the right to remove a satellite dish that has been improperly installed or installed without permission.
13. Resident agrees to return the following mandatory items to the office **within 7 days** after occupying the apartment:
 - a. Move-in inspection form. Resident understands that he/she assumes all responsibility for the condition of the apartment, including damages, if the inspection form is not returned within seven days after taking occupancy.
 - b. Smoke alarm/carbon monoxide test form. Resident agrees to test smoke detector and carbon monoxide detectors to ensure proper operation.
 - c. Current phone number. Resident agrees to update the office with changes of employment, vehicle information, and any phone number changes.
14. Resident agrees to provide **proof of renter's insurance listing Landlord as additional interest on the policy, prior to occupying the apartment** and further agrees to maintain this renter's insurance throughout their residency. This renters insurance must cover the contents of the apartment and a minimum of \$100,000 of accidental liability coverage. If proof of insurance is not available on the day of move in, proof of payment will suffice however a **documented proof is required to be submitted within 7 days** after occupying the apartment. Refer to the lease contract for further information.
15. Resident agrees to treat Landlord, Landlord Agents, neighbors, guests, roommates, and those around them in a friendly manner and agrees to inform their guests of the same. No foul, abusive, or threatening actions or language toward others is permitted. Any disputes that arise between roommates are the resident's responsibility to resolve directly in a reasonable manner that complies with the lease.
16. When signing the lease documents, resident grants Landlord permission to use any photograph of video taken of you while you are using the property common areas or participating in any event sponsored by us, in any marketing materials or in any advertising including social media.
17. Landlord may, at any time, require information about resident's student status, attendance, and enrollment. If required by Landlord, resident must notify Landlord prior to any extended absence from their apartment if for more than fourteen (14) days and not during a regular school break.
18. Only residents 21 years old and older are allowed to consume and/or possess alcohol or alcoholic beverage containers in their unit or anywhere on the property.
19. Email is considered an official method for communicating with residents because it delivers information in a convenient, timely, and environmentally aware manner. Residents are responsible for the consequences of not reading related communications sent.

Landlord shall have the right to make such other reasonable Community Policies & Guidelines as needful for the safety, care, proper operation and cleanliness of the premises and the preservation of good order therein, which when so made and notice thereof given to the resident, shall have the same force and effect as if originally made a part of this agreement.

We carefully read and fully understand the provisions as stated above and we agree to abide by them for the duration of our tenancy.

Electronic Signature Agreement. By completing and returning this document with your electronic signature, you consent to be legally bound by this agreement's terms and conditions, as if actually signed by you in writing.

Address of Apartment:

x	x	x	x Landlord
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