

Villa Los Arboles & 7 Unit

HOUSE RULES - Rules and Regulations-

1. This is an addendum to and becomes part of the rental agreement between Owner and Resident.
2. This complex is non-smoking. No smoking is allowed by tenants or guests in the apartment unit or on the grounds.
3. No persons, pets, or animals of any kind are permitted to occupy the premises other than those listed on the original rental agreement without the express prior written consent of owner or his agent.
4. Residents who have fish aquariums larger than 2 gallons must pay a \$200 deposit and must furnish proof of renters/homeowners insurance coverage to the owner or his agent prior to setting up the aquarium. Residents are responsible in full for any water damage to their unit, surrounding units, and other residents' property.
5. Any resident who drinks excessively, uses premises for illegal activity or commits a nuisance will be subject to eviction. Any consumption of alcoholic beverages must be out of the public view.
6. No unnecessary noise due to loud talking, radios, televisions, stereos or musical instruments is permitted. Hours for playing the above with the consideration of other residents are 8:00 a.m. to 8 p.m.
7. No roller-skating, rollerblading, skateboarding or riding bikes (exceptions may be allowed) on the premises without helmet.
8. Laundry facilities are to be used only during the hours of 7 a.m. to 10 p.m. Please use machines as instructed and do not overload.
9. Management is not responsible for damage or theft of personal property. The resident shall obtain own insurance for this purpose.
10. Residents may not change interior or exterior locks to the apartment. If the resident does change a lock, the tenant must obtain written consent from the owner or his agent and provide a key. The owner or his agent reserves the right to have any locks replaced to conform to apartment lockset standards. The tenant is responsible for all costs, fees, and damages.
11. Resident is responsible for cost of repairs to plumbing, plumbing fixtures and appliances should damage be caused from negligence, misuse or repeat offenses. Items causing stoppage of waste, jamming of mechanisms or overuse is considered improper use and repair costs shall be paid for by resident. The resident must pay for all damages to their unit, surrounding units, and other residents' property.
12. Personal items such as bicycles, tools, brooms, toys, etc. shall be kept out of view. No rugs, towels, articles of clothing or any such items shall be hung on the exterior of the building, on balconies or in hallways. No mops, brooms or rugs are to be shaken from same, or from open windows.
13. Highly combustible items such as gasoline are prohibited and shall not be used or stored anywhere on premises.
14. Damage to the apartment and/or building and it's equipment and furnishings, above and beyond ordinary wear and tear, shall be paid for by resident.
15. Please do not make any alterations in any way, (i.e., painting, hanging pictures, changing locks), without the prior written permission of owner or agent. Resident will be responsible for the cost of damages beyond ordinary wear and tear.
16. Residents are responsible for the conduct and cleanup of their children and guests.
17. Residents are to park vehicles in space assigned to them by owner agent. Any unauthorized parking on premises is subject to towing at vehicle owner's expense. No extensive repair or washing of vehicles is allowed on the premises.
18. Your rental shall be kept in good and clean condition and free from any objectionable odors.

PLEASE FOLLOW THE ABOVE RULES AND REGULATIONS TO HELP KEEP COMMON AREAS CLEAN AND TO MAINTAIN A PEACEFUL, SAFE AND PLEASANT ENVIRONMENT FOR YOURSELF AND YOUR NEIGHBORS. THANK YOU FOR YOUR CONSIDERATION AND PLEASE CALL IF WE CAN BE OF ANY HELP.

Owner/Agent: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____