

RULES & REGULATIONS

1. Do not make or permit loud noises and disturbances that would result in the disturbance of other tenants or neighborhood residents.
2. Park motor vehicles in assigned spaces and keep the space clean of oil dripping. Do not repair motor vehicles on the premises. Do not leave any non-operative vehicles on the premises or adjacent streets; any such vehicle may be towed away by Association and Tenant will be billed for towing charges.
3. Keep your associated lawn, garden, and/or patio area free of garbage, debris, pests, and animals.
4. Do not dispose of any liquids or solids in the drain system that are not water-based or are not intended to be disposed of through a normal household drain system. Refrain from disposing of cooking grease or any materials used for cooking in *any* drain in the house.
5. Do not place anything or allow anything to be placed near the glass or any door, partition or window which may be unsightly and may be seen from the outside premises. If the Landlord, by notice in writing to the Tenant, shall object to any curtain, blind, shade or screen attached to, or hung in, or used in connection with, any window or door of the leased premises, such use of such curtain, blind, shade or screen shall be discontinued. No awnings shall be permitted on any part of the leased premises.
6. Do not place a load upon any floor of the leased premises, which exceeds the load per square foot, which such floor is designed to carry, and which is permitted by law.
7. Do not canvass to solicit business from others in the community; and shall not exhibit, sell, offer to sell, use rent, exchange in or from the leased premises.
8. Observe and comply with the driving and parking signs and markers on the property surrounding the building. Only operate motor vehicles on surfaces specifically designed for motor vehicles. Damage to grass by a vehicle will be considered waste, Tenant will bear the cost of repair
9. No vending machines of any description shall be installed, maintained or operated in any part of the premises without consent of the Landlord.
10. Do not paint, display, inscribe or affix any sign, trademark, picture, advertising, notice, lettering or direction of any part to the outside or inside of the building, or on the premises.
11. Do not place any radio or television antenna or receiver dish, aerial wires or other equipment on the roof or any part of the inside or outside of the building without prior written consent of the Landlord. Do not operate or permit to operate or permit to be operated any musical or sound producing instrument or device inside or outside the premises which may be heard outside the premises; or operate any electrical device from which may emanate electrical waves which may interfere with or impair radio or television broadcasting or reception from or in the building or elsewhere.
12. Do not attach or permit to be attached additional locks or similar devices to any doors, window; change existing locks or the mechanism thereof; or make or permit to be made any keys for any door other than those provided by the Landlord.
13. Bicycles shall not be permitted on the premises other than Landlord designated positions.
14. Tenant shall cooperate and participate in all security programs affecting the community.
15. Garbage containers must be placed out by 7:00am and retrieved by 7:00pm on the collection day. All garbage must be bagged and in a container. Heavy trash shall only be placed for pick-up on specified days for heavy trash pick-up.
16. Keep garage doors closed. Close all windows and doors during inclement weather to prevent water from entering the premises.
17. Do not place metal or other objects into the sink garbage disposal. Use the garbage disposal only for small amounts of food disposal of food stuffs that are suitable for the disposal (i.e. no potato peels).

18. Store personal property only in designated areas. Do not store items on the patios or porches. No Basketball Goals or other similar items shall be mounted or attached to the premises or surrounding areas.
19. Clean the Lint filter before each use on the dryer. Use of laundry facilities is for the use of Tenant's only.
20. Grills may only be used in designated areas and may not be used on wood balconies or patios.
21. TENANT MUST PROCURE AND MAINTAIN RENTERS INSURANCE; ALL DAMAGE DUE TO TENANT INCLUDING BUT NOT LIMITED TO GUESTS ARE THE RESPONSIBILITY OF THE TENANT INCLUDING BREAK-INS.
22. Tenant is responsible for clogs, pest eradication, and frozen pipes.

In the event the Landlord allows one or more Tenants to do any act prohibited herein; the Landlord shall not be precluded from denying any other tenant the right to do any such act. Landlord reserves the right to make such other and reasonable rules and regulations as in its judgment may from time to time be needed for the safety, care, cleanliness of the premises and for the preservation of good order therein. If you have any questions regarding these rules and regulations, please contact the Property Manager at (210) 906-7342 or e-mail info@dcr.properties.