

## **COUGAR CREST APARTMENTS RULES AND REGULATIONS**

THESE RULES AND REGULATIONS are a part of the Lease between the Landlord and the Tenant for the premises in the Cougar Crest Apartments. A violation of the Rules and Regulations shall be a breach of the Lease Agreement.

1. Normal business hours for the Manager are Monday through Friday from 9:00 a.m. to 5:00 p.m.
2. Each Tenant shall avoid disturbing, annoying, inconveniencing or endangering other tenants of the apartments. The Tenant agrees not to make excessive noise or create a nuisance which will disturb the peace or quiet enjoyment of the other Tenants of the apartment building. Each Tenant shall comply with all laws and ordinances regulating the use and occupancy of apartment dwellings.
3. Cougar Crest Apartments shall not be responsible for domestic disputes among co-tenants of an apartment. It is recommended that disputing co-tenants seek independent mediation for such disputes. In the event disputes among co-tenants become dangerous, disruptive to other tenants of the apartments or disturb the peace and quiet of the apartment complex all of the disputing co-tenants shall be subject to eviction.
4. Tenant is responsible for any guests which visit the apartment. All guests must comply with the Rules and Regulations. A Tenant must be present and responsible whenever any guests or children use the exercise room.
5. Tenants may have not have more than ten guests in the apartment with out the prior written consent of the management. OPEN PARTIES OR KEG PARTIES ARE NOT ALLOWED. UNAUTHORIZED PARTIES MAY RESULT IN TERMINATION OF THE LEASE.
6. Hooks, adhesives, large nails or screws shall not be put in or on the walls ceilings or woodwork without the prior written permission of the management. A limited number of small finishing nails or thumbtacks may be used for decorations. Large holes or an excessive number of holes may require additional charges for repairs.
7. Motorcycles, mopeds and bicycles may not be ridden on lawns or sidewalks. Motorcycles, mopeds and bicycles shall be locked to the racks provided with a high quality security lock. Motorcycles, mopeds and bicycles shall not be locked to trees, light posts, hand rails, or other building structures nor parked on sidewalks or porches. Motorcycles and mopeds must be registered and parked in a designated space. NO MOTOR VEHICLE SHALL BE KEPT IN ANY APARTMENT AND THE TENANT SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM TAKING A MOTOR VEHICLE INTO AN APARTMENT.
8. All refuse and trash shall be placed inside the bins provided for trash removal. No refuse or trash shall be left outside the bins. The Tenant shall make arrangements for the disposal of any refuse or trash which will not fit into a bin. Cardboard boxes or similar items should be broken down before deposit into the bins.
9. No items, including brooms, mops, laundry or trash, shall be placed or stored outside of the apartments, including on the patios, porches or decks, except for outdoor furniture and barbeques which are in good condition and appearance. Barbeques shall be kept away from the building walls.
10. No aluminum foil or similar coverings shall be visible in windows or doors or other glass areas. Nor shall the Tenant display such items as beer signs, neon signs, lighted signs, beer or liquor bottles or cans or other such items. The management reserves the right to require any items which may detract from appearance of the facility to be removed from windows or doors.

11. While using the laundry facility, the Tenant should not leave laundry unattended. The Tenant is responsible for the proper use of laundry room equipment. After use, the Tenant shall clean the washers and dryers and dispose of trash in the containers provided.
12. The manager may enter any apartment unit for the purpose of inspections, repair, cleaning or to show the unit to prospective tenants. Except in the event of an emergency, the entry shall be between the hours of 8:00 a.m. and 7:00 p.m. and after the management has provided the Tenant with 48 hours prior notice. If the management feels that there is an emergency, entry may be made at any time without prior notice.
13. The Tenant shall maintain the apartment in a clean and sanitary condition. Vacuum cleaners are available from the resident manager during office hours for use in the apartments. The Tenant will be required to deposit a drivers license or other security acceptable to the management to assure that the vacuum cleaner is returned promptly and in good condition.
14. Water beds and any other furnishings which contain liquids are not permitted without prior written consent of the management. Any person desiring to use such furnishings may be required to provide proof of insurance for damages caused by these furnishings or may required to provide an additional deposit to cover any potential damages.
15. The Tenant shall not alter, remodel or redecorate the apartment. All repairs must be made in a manner which restores the premises to its original condition. The management shall charge the costs of restoration to the Tenant for any unauthorized modifications to the premises.
16. No exterior radio or television antennae may be installed without the prior written consent of the management. The phone jacks are the property of Cougar Crest Apartments. No phone jack may be removed, replaced or serviced without the permission of the management.
17. No window screens are to be removed except to clean the windows and then the screen shall be replaced after cleaning. Replacement or repair of any screens shall be done at the Tenant's expense.
18. Parking:
  - A. Parking at Cougar Crest Apartments is restricted to Cougar Crest tenants.
  - B. There are two assigned parking spaces for each three and four bedroom apartment. All other spaces are first come first serve. In the event of a snowfall that covers the apartment number to the parking space, the vehicle may not be towed.
  - C. Tenant may park one operable motor vehicle in the parking lot. All vehicles must be in operable condition. Inoperable vehicles must be removed from the premises.
  - D. The vehicle must be registered with the management. If the Tenant changes vehicles, the replacement vehicle shall be registered. All motorcycles and mopeds must be registered and must be parked only in those spaces specified for motorcycles and mopeds.
  - E. Parking shall be on a first come basis. Vehicles shall be parked only in vehicle stalls. Any vehicles parked in Red Zones, Fire Zones, Handicapped Parking (unless Tenant has a valid handicap sticker), in front of disposal bins or other unauthorized areas, are subject to be towed or cited by police. Any towing charges shall be paid by the Tenant. Cougar Crest is not required to notify anyone prior to the towing of illegally parked vehicles and is not responsible for any damage to a vehicle which is towed.
  - F. No vehicle repair shall be performed in the parking areas, including oil changes or other routine maintenance. The Tenant shall not dump ashtrays, litter bags or other debris in the parking lots, but should use the garbage bins provided.

- G. No one shall operate a motor vehicle in a reckless or negligent manner, at excessive speed (in excess of 10 miles per hour) in the parking areas. Tenant shall not operate a vehicle in a manner which would be a violation of law or regulations if done on a public street. Cougar Crest is not responsible for any damage caused to any parked or moving vehicles caused by violation of these rules.
  - H. Loud automobile sound systems or excessive engine noise is not permitted.
  - I. A serious violation or repeated violations of these parking rules will result in the loss of parking privileges at Cougar Crest Apartments, or termination of the Lease.
19. Cougar Crest Apartments is not responsible for loss of or damage to the Tenant's personal property as a result of theft, vandalism or otherwise. This applies to Tenant's property in the apartment, in the common areas, in the laundry or in the parking areas. Tenant is responsible for obtaining insurance to cover any such loss or injury.
  20. In the event the Tenant is locked out of the apartment or otherwise requires assistance outside of normal business hours, the management may charge the Tenant a fee for providing services.
  21. In the event the management must give the Tenant written notice of a default or a violation of the Rules and Regulations, the Tenant shall reimburse the management up to \$50.00 per notice for the cost of providing the notice.
  22. The management may amend or modify the Rules and Regulations from time to time as necessary. Any amendment shall become effective thirty days after written notice of any change is delivered to the apartment rented by the tenant. In the event of an emergency, an amendment of the Rules and Regulations shall be effective on the day the notice of the amendment is delivered.

THE TENANT HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THE RULES AND REGULATIONS APPLICABLE TO THE COUGAR CREST APARTMENTS. THE TENANT AGREES TO COMPLY WITH THE RULES AND REGULATIONS.

DATED this \_\_\_ day of \_\_\_\_\_, 201\_

TENANT:

_____ Signature	_____ Signature	_____ Signature
_____ Print name	_____ Print name	_____ Print name
_____ Signature		
_____ Print name		Witnessed:  _____ Resident Manager