

**LEASE ADDENDUM
COMMUNITY RULES AND REGULATIONS**

PREMISES: _____

It is the responsibility of all residents and their guests to respect the rights of their neighbors. To maintain the integrity of the common areas and provide a clean and safe environment.

COMMON AREAS:

Smoking is not permitted in any enclosed part of the building.

Residents and guests must dress appropriately while in the common areas of the building; shirt and shoes are required.

Doors to public corridors shall be kept closed at all times except when in actual use for ingress or egress. Doors are not to be held or propped open in any manner. The sidewalks, entrances, passages, lobbies and hallways and like portions of the common areas shall not be obstructed or used for any purpose other than for ingress and egress to the property. The common areas and corridors shall not be used for the storage or placement of furniture, or any other article including, but not limited to, welcome mats, plants, boxes, shoes, boots, umbrellas, old newspapers, trash, wheelchairs, baby carriages, bicycles or other personal property and the like unless otherwise specified.

NOISE:

No unit occupant shall make disturbing noises or permit such by family, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons, or pets that will interfere with the rights, comforts or conveniences of other unit occupants.

No unit occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a stereo system, television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other residents. No unit occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other resident.

OUTDOOR COOKING:

Grills must be at least 20 feet from the property when in use and at no time used indoors or any porch or patio. Please be sure to turn off and cool down the grill after each use.

PORCH & PATIO:

Please remember that lightweight furniture and other articles on porches and patios can easily be blown off in high winds. No linens, rags, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, terraces or other portion of the property.

Neither residents nor their guests shall at any time throw or permit anything to fall from any window or door of the property. Nor should any resident or their guests sweep or throw dirt, debris, or any other substances from their terrace, patio, or the property.

**SIGNS, ADVERTISTMENTS,
& POSTINGS:**

No sign, advertisement, notice, or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the property, except signs used or approved by Property Management. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building.

A lessee shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, or windows of the building. Curtains and drapes (or lining thereof) on the interior of the unit's windows or glass doors of units are permissible and shall be subject to approval by Property Management.

**TRASH REMOVAL
& DISPOSAL:**

No garbage, refuse, trash or rubbish shall be deposited on the property except in designated areas permitted by the Landlord. Residents must comply with the requirements of the company or agency providing trash removal services for disposal or collection. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

Garbage must be in plastic bags not to exceed 10-gallon capacity and all bags must be tied. Tear or cut up boxes. No trash is permitted to be in any common areas, and residents may be fined \$50 per occurrence for trash left outside of the resident's unit or designated areas.

Please Initial Here: TENANT (1) _____ TENANT (2) _____ TENANT (3) _____ TENANT (4) _____

LANDLORD _____