

BELLTOP APARTMANTS, LLC
Apartments Rules and Regulations
Attachment A

GENERAL

1. This agreement is an addendum and part of the rental agreement between Landlord/Manager and Tenant.
2. New rules and regulations or amendments to these rules may be adopted by Landlord/Manager upon giving thirty (30) days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Tenants rights. They will not be unequally enforced. Tenant is responsible for the conduct of guests and the adherence to these rules and regulations at all times.
3. When the Tenant has a new phone number, they must communicate this information to the Landlord/Manager.
4. Utilities must be on during your tenancy. This includes gas and electric.
5. No Waterbeds permitted.

NOISE AND CONDUCT

1. Tenants shall not make or allow any disturbing noises in the unit by Tenant, family or guests, nor do, nor permit anything of such persons, which will interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume which will not disturb other persons.
3. The activities and conduct of Tenant, Tenant's guests and minor children of Tenant or guests, outside of the unit on the common grounds or parking areas must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting or loud talking, that may be disturbing to other Tenants will not be allowed in the common areas at any time.

Initial _____
Date _____

Initial _____
Date _____

5. Apartment is to be used for private living quarters. No business is allowed on premises. This includes babysitting and day cares.

CLEANLINESS AND TRASH

1. The unit must be kept clean, sanitary and free from objectionable odors.
2. Tenant shall keep the outside common areas clean.
3. No littering of papers, cigarette butts, or trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire, or safety ordinances or regulations.
5. Garbage is to be placed inside the containers provided and lids should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers on a daily basis.
6. All personal belongings must be kept inside the unit, or in the storage areas approved in writing by Landlord/Manager. Any items outside the unit (unless approved in writing) are subject to removal by Landlord/Manager. Tenant may be charged for the cost of removal.
7. Articles are not to be left in the hallways or other common areas.
8. Clothing, curtains, rugs, etc., shall not be shaken or hung outside of any window ledge or balcony.

SAFETY

1. No smoking is allowed in units, hallways, or entryways.
2. When leaving for more than fifteen (15) days, Tenant shall notify management in writing, how long Tenant will be away.
3. If someone is to enter Tenant's unit during Tenant's absence, Tenant shall give management written permission beforehand to let any person in the unit and / or provide the person or company entering.
4. The use or storage of gasoline, cleaning solvent or other combustibles in the unit is prohibited.
5. The use of barbecue grills is prohibited.
6. The use of deep fryers/frialators is prohibited inside or outside of the unit.

Initial _____
Date _____

Initial _____
Date _____

7. No Fish Tanks are permitted.
8. No personal belongings, including bicycles, play equipment or other items may be placed in the halls, stairways or about the building.
9. Children on the premises must be supervised by a responsible adult at all times.
10. Candles used in units or common areas must be attended at all times.
11. Lost keys will be replaced at a cost of \$ 8.50 each. If you get locked out of your apartment during normal business hours (9AM-5PM), we will be happy to open the door at no charge as soon as possible. After normal business hours and on the weekends there is limited lockout service available so there will be \$25.00 charge applied to the next months rent.
12. Belltop Apartments, LLC is not responsible for any loss or damages resulting from the delivery of residents' packages left at door.

VEHICLES

1. All vehicles must be current on inspections and registrations.
2. Tenant will provide copy of current Drivers License, Plate Numbers, and Vehicle Registration to Landlord/Manager.
3. Washing of any vehicle is prohibited.
4. Tenant will not perform work or have vehicle serviced on property. No oil changes are to be done on property.
5. Tenants will be given a parking permit for there vehicles. No more than two (2) parking permits will be handed out per apartment. Please have permit attached to the driver's side backseat window. If you need a new permit sticker, please contact Landlord/Manager.

MAINTENANCE, REPAIRS, AND ALTERATIONS

1. Tenants must cooperate with snow plowing procedures. Landlord will plow the driveway shortly after 2-inch accumulations. If you are going to be away for any length of time during the winter and you are leaving your vehicle behind, you must

Initial _____
Date _____

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Date _____

make arrangements to have your car removed in the event of snowfall, or be subject to towing without further notice.

2. Tenants will be held responsible for damages in their apartments and to the common areas that is considered above and beyond normal wear and tear. Tenants are also held responsible for damage done by their guests. A written bill will be sent shortly after the damage is noticed and payment is expected promptly upon receipt.

3. Moving in or out of apartments is permitted between the hours of 7:00 A.M. and 9:00 P.M. Cars and trucks are not permitted on the sidewalks or lawns. Any damage to the common area caused by your moving will be charged accordingly.

4. If the smoke detection device becomes defective or malfunctions, Tenant must notify Landlord/Manager immediately in writing. Landlord/Manager will replace the batteries in the smoke detectors twice per year to ensure that they are functioning properly.

5. Tenant shall advise Landlord/Manager, in writing, of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate in an emergency or for normal problems within business hours. Repair requests should be made as soon as defect is noted.

6. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Tenant's negligence or improper usages are the responsibility of Tenant. Payment for corrective action must be paid by Tenant on demand.

7. Tenant shall make no alterations or improvements without the written consent of Landlord/Manager. Tenant shall be liable for any repairs necessary during or after residency to restore premises to the original condition.

INSURANCE, LEASE, AND SECURITY DEPOSITS

1. Each tenant must realize that moving out prior to the expiration of the lease does not release either the individual or other tenants on the lease. All tenants are jointly and severally liable for the full performance of all lease obligations. If you move out and fail to pay the rent the Landlord/Manager may go to court and obtain a judgment for monetary damages against all or one of the tenants. If a individual moves out of the apartment, and the others remain, all those on the lease will continue to be bound by the terms of the lease.

2. Apartments will be inspected for damages shortly after the tenants vacate the apartment. Deposit refunds will be made in the name of all tenants on the

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Date _____

lease. In no event will we issue separate checks. It is important that you give us a forwarding address for the check. Failure to give us a forwarding address may delay return of your Security Deposit.

- 3. Tenants will provide a Renters Insurance Certificate or satisfactory form of Insurance showing Liability to Landlord before occupancy of apartment.**

The undersigned Tenant(s) acknowledge(s) having read the Apartments Rules and Regulations and understands the foregoing, and receipt of a duplicate original.

(Tenant)

(Date)

(Tenant)

(Date)

Initial _____
Date _____

Initial _____
Date _____