

Bayview Terrace Apartment Resident Rules and Regulations

THESE RULES AND REGULATION HAVE BEEN SET IN A SINCERE EFFORT TO PROMOTE YOUR SAFETY AND SECURITY. YOUR COOPERATION WILL BE APPRECIATED.

- Rent payments:** All rents are due on the fifth day of each month and are payable at the Bayview Terrace or Brechan office. A late charge of \$35.00 will be added to the rent of the 6th day. Any rent not paid by the 10th of the month will be considered delinquent and a NOTICE TO PAY RENT OR VACATE will be issued. A fee of \$25.00 will be charged for any non-sufficient fund checks. It is then at the discretion of the Landlord whether the tenant's checks will or will not be accepted for further payments.
- Responsibility for damage:** Residents must keep their dwellings clean, dispose of rubbish, garbage, properly use all appliances, prevent insect infestation, (resident is responsible for the cost of insect control when infestation is caused by resident's negligence). Resident is responsible for any damage if done deliberately or as a result of negligence. Resident will not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- Smoking:** Smoking is permitted only in designated units and in designated areas in the building. Smoking is prohibited on the first and second floors, in common areas, elevators, all hallways and in the front of the building. Smoking is permitted in the area by the dumpster or far parking lot; however, trash must be properly disposed of. Your unit is a non-smoking smoking unit (circle one) _____(INITIALS)
- Garbage:** All garbage, papers, refuse, (boxes must be broken down and flat), must be deposited in the dumpster located at the east end of the building. All wet garbage must be wrapped. The dumpster lid must be closed after you deposit garbage.
- Moving:** Moving in or out of the premises is not permitted between the hours of 8:00PM and 8:00AM.
- Flammable liquids:** No paints, oils, gasoline or other flammable or hazardous materials may be stored in the apartments.
- Foul language:** All residents and guests (adults, teens and children) will refrain from using foul language while on the premises.
- Excess noise:** Excess noise is defined as any noise loud enough to be disruptive to others. All residents and guests will refrain from making excess noise in their units, halls, community room, laundry room, and all common areas including the back terrace and parking lots. Keep all radios, television sets, stereos, etc., turned down to a level of sound that does not annoy or interfere with other residents; Quiet hours are in effect from 8PM-8AM. Repeated excess noise violations will result in eviction. _____(INITIALS)
- Guests:** Visits encompassing overnight stays shall not exceed 3 days in a month or 30 days per year without prior written approval of the management. Residents are

responsible for the actions of their guests and agree to reimburse the owner for any vandalism or damages caused by the guest. Children under 12 years of age cannot be in the building or surrounding common areas without the supervision of an adult. All children 12 years or younger will have an adult with them at all times. And Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents. Tenants who have repeated issues controlling their guest's behaviors will be evicted. _____(INITIALS)

10. **Roof:** Residents and guests are not permitted access to the roof. This access is for the owners and employees only.
11. **Drapes:** No Venetian blinds, awnings, aluminum foil, draw shades, or non-conforming curtains or drapes shall be installed on windows without the written consent of the management.
12. **Laundry room:** The laundry room is located on the 3rd and 4th floor, provided for the resident's convenience. All equipment is coin operated and is to be used by the resident with the understanding that the management does not assume responsibility for failure of this equipment to perform properly or for damage to clothes as a result of its use. The management is not responsible for any injury to a resident by reason of uses of this equipment. Cooperation with other residents is requested in the use of the laundry room. Management is not responsible for any clothing or articles stolen, damaged or left.
13. **Parking areas: NO PARKING IS ALLOWED IN FRONT OF THE BUILDING...THE AREA IS A "NO PARKING ZONE" AND IS POSTED AS SUCH.** No automobiles, trailer, boats, motorcycles, campers or other motorized vehicles shall be parked or stored on the premises without written permission of the management. One operational, registered vehicle per adult tenant is authorized. All inoperative motorized vehicles will be removed from the premises at the vehicles owner's expense upon 72 hours posted notice on the vehicle.
14. **Waterbeds or water furniture:** No waterbeds or water furniture are permitted without special insurance (to be purchased by the resident) and written approval from the management.
15. **Bicycles, etc.:** All wheeled apparatus (including bicycle, tricycle, baby carriage, motorcycles) may not be ridden across or parked on the sidewalks, grass or planted areas. These items may not be stored in any public areas except as specified by the management.
16. **Maintenance and tenant concerns:** All concerns, requests, and maintenance issues shall be made in writing directly to the management. Maintenance repair tickets are posted on the office door. In the case of an emergency maintenance issue the maintenance manager can be called at 539-2056. Unresolved issues should be taken directly to the Property Manager's representative who can be reached at 486.3215.
17. **Damage:** Management is not responsible for fire, theft, or damage to personal effects anywhere on the premises. For your security you should keep your apartment door locked at all times. WE recommend that all residents have RENTERS INSURANCE to insure their personal belongings.

18. **Pets:** As stated in your Rental/Lease Agreement, pets are not allowed on the premises without approval and written permission of the management. We do require a \$500.00 Pet Deposit on approved pets, plus the completion of all necessary paperwork. Authorized pets must be leashed and under their owner's control at all times when outside of the owner's unit, this includes the elevator, hallway and when outside on Bayview Terrace property. Tenant is responsible for their pet's waste and disposing of it properly.

WE RESERVE THE RIGHT TO REFUSE SERVICES AT ANY TIME.

These rules and regulation may be amended or added to with 30-day notice. Any infraction or violation of these rules can lead to an immediate notice to comply or vacate the premises.

I have read and understand these rules and regulations:

Resident

Date

Bayview Terrace Management

Date

Revised 3-30-09