

<<Property Name>>

## **Community Policies and Guidelines**

The Community Policies and Guidelines Agreement is hereby incorporated and added as part of the Lease. Resident(s) should read the following Community Policies and Guidelines Agreement. Terms used in Community Policies and Guidelines Agreement shall have the same meaning as defined in the Lease.

### **GENERAL GUIDELINES FOR RESIDENT**

1. Pools, outdoor lounge areas, courtyards and grill stations are for exclusive use of our residents. Residents must have their Amenity Wrist Band with them to utilize any amenity space. There is a \$150 replacement fee if lost or stolen. If your band becomes damaged due to wear, simply switch it out for a complimentary replacement. Wrist bands must be returned for complimentary replacement. Residents may not host a private event in any pool or courtyard areas unless made available through the rental reservation system on the resident portal.
2. You need to be careful not to trigger the overhead sprinkler system in your apartment. Do not hang or apply pressure to sprinkler heads; this will result in potentially activating the sprinkler. You will be responsible for the cost of damages incurred from activating the system.
3. After you move into your apartment, you are responsible for replacing all standard light bulbs in your apartment. Colored bulbs are not allowed in any exterior light fixture.
4. You cannot distribute, post, or hang any signs or notices in any portion of the community.
5. As a resident in this community, you may be exposed to wildlife and pests. Please note that the owner is not responsible for any injury, damage or loss to person or personal property due to exposure.
6. All residents allow management and marketing of ownership to use any photos taken of residents and guests while on property and/or while attending community events for the purpose of marketing and advertising.
7. If any personal information changes during your lease term, you are required to notify the management office of these changes so that we may have your updated information on file. This includes emergency contacts, workplace, vehicle changes, phone numbers, email addresses, and name changes. We may request verification of name changes.
8. Team sports such as football, soccer, kickball, dodgeball, etc. are not allowed in any of the parking lots, parking garages and/or courtyards. Bicycles, skateboards, scooters, skates, hoverboards, etc. may not be ridden in any parking garage, on sidewalks or in breezeways.
9. Using amenities or common areas spaces for personal photography, videography or business purposes is not permitted without ownership approval.
10. You must not tamper with, interfere with, or damage any alarm equipment and/or installations.
11. Except in areas designated for such purpose, you are not allowed to post or distribute flyers, notices or any type of advertising on or under doors, in common areas, on cars or anywhere else in the building or throughout the community. Any displays in an area designated for such purpose must comply with local laws. Door to door solicitation is strictly prohibited.

### **COMMON AREAS**

1. Bicycles and other personal property cannot be parked or left outside an apartment, except on bicycle racks, if provided within the community. You may not block stairwells, hallways, or other fire escape routes with bicycles or other items.
2. No more than two guests per resident(s) may accompany you in the common areas of the community. This includes, but is not limited to, the clubhouse, pool, fitness center, conference rooms, game room, study lounge, and coworking space. An exception to this policy would require an approved reservation of the common area.
3. If you and your guest(s) use any of the facilities, all must comply with the guidelines which are posted at each area.
4. If any person using the facilities is 14 years of age or under, that person must be accompanied by an adult.

## **BALCONY/PATIO**

1. Only outdoor furniture in good condition is permitted to be outside on a patio or balcony.
2. No curtains, drapes or sunshades are to be placed on a patio.
3. Do not attach, drill, or fasten anything to any part of the building.
4. Outdoor string lights are permissible however they must be at a low brightness not to disturb other residents. Holiday lights are only permitted during the holiday seasons.
5. Never sit or lean against or over the rails (this includes Juliette Balcony rails).
6. Never hang anything from the balcony rails including flags, rugs, or clothing of any kind. This includes clotheslines.
7. Only healthy plants may be visible from your balcony/patio. Use caution when watering plants so that excessive water does not leak onto other nearby balconies. Placing a saucer or drainage plate will help reduce the potential for water leaking below. Avoid using any planting materials that may be hazardous like combustible fertilizer.
8. Use caution so that nothing has the potential to fall from your balcony. Factor in the possibility of a sudden wind event when keeping personal items on the balcony.
9. Patios and balconies are to be kept in clean and neat condition at all times. No trash containers are to be stored on the patio. No trash, boxes, workout equipment, auto parts, broken furniture, toys etc. are allowed to be kept or stored on any patios/balconies at any time.
10. No bikes and/or motorcycles or any other motorized vehicle are allowed to be kept on any patios or balconies at any time.
11. Satellite dishes and/or antennas can only be installed with the written consent of Landlord in compliance with the Community Rules and Regulations.
12. Resident(s) shall be responsible for the conduct as well as all costs, damages, and claims associated with such improper use of the balcony by the Resident(s) or their guest(s).
13. If you see improper use of a balcony or other concern, immediately report it to the management office.
14. The following rules apply to grills, portable fire pits and patio campfires:
  - No grills (whether charcoal, gas, or other type) are allowed on any balcony or patio.
  - Portable fire pits, patio campfires, fire pit kettles, or other such products are not allowed.
15. A patio balcony is designed to allow extra space and is not included in the apartment home's square footage. Should at any time, the space be unusable due to exterior building repairs, painting or modification, rent will not be abated in whole or in part.
16. At our discretion, we reserve the right to require you to remove any items from your patio/balcony or any common area such as the hallways, breezeways, stairways, etc.
17. Balconies are designed to accommodate no more than a few people and small outdoor furniture. Please ensure that you do not over-crowd your balcony with too many people and/or items.

## **DECORATING**

1. All blinds and window coverings visible from the exterior must be white or off-white to give a uniform appearance to the community. You cannot use foil or other unsightly materials to cover the windows and you cannot display neon, flashing signs, stickers, window clings or flags in the windows.
2. No structural changes or additions or alterations may be made to the exterior of the building, including patios, balconies, and outdoor living spaces.
3. No alterations may be made to your front door or entrance to your apartment home other than a decorative wreath.
4. Front doormats are permitted; however, we will remove mats that are not designated for outdoor use such as carpet or pieces of materials.
5. Holiday decorations are allowed however they must be removed within two weeks after the completion of the holiday.
6. Decorations must be limited to your rentable space and cannot impede into hallways or corridors.

7. The exterior facade changes the aesthetic of the community, and we reserve the right to change or limit the number of decorations

### **OUTDOOR LIVING SPACES**

1. It is your responsibility to keep your outdoor space neat and clean at all times and free of trash, debris and other unsightly items. Only outdoor furniture in good condition and appropriate seasonal plants and decorations are permitted.
2. It is your responsibility to assist us with maintaining your outdoor space. You agree to keep the lawn free of property, toys, and animal waste so we may have access to mow.
3. Any modification to the landscape in your outdoor living space must be approved by management in writing prior to any changes.
4. No chicken wire or other wire or fencing materials should be added to your fence or gate unless approved and the materials must match in color and not change the aesthetic of the building.
5. Bamboo or similar materials may not exceed the top of the fence or gate.
6. You agree that any damage to your personal belongings or property caused during the mowing or irrigation of your outdoor living space is your responsibility and not of the owner.
7. You agree not to plant any trees, shrubs, plants, or flowers outside of those in your personal, movable containers. You also agree not to alter or remove any plant material installed by the owner at any time, for any reason.
8. You agree that we are not liable to you, your guests, or other occupants for damage to or loss of personal property that is placed in your outdoor living space regardless of whether such loss or damage is caused by fire, flood, rain, hail, ice, snow, lightning, wind, theft, or vandalism unless otherwise required by law.
9. Lease holders will be jointly liable for the entire amount of all damages to your outdoor living space or other exterior improvements caused by violating any of these rules. If items cannot be satisfactorily cleaned or repaired, you must pay to replace them completely. Payment of damages, repairs, cleaning, replacement etc. are due immediately upon damage assessment.
10. We have the right to make reasonable changes or ask you to remove objects from the outdoor living space if we deem that it is not aesthetically pleasing or against policy.
11. Maintenance rules are subject to change by owner with applicable notification.
12. Any damage caused by the resident, resident's guest(s) or animal is the responsibility of the resident to pay for or reimburse management to replace or repair.

### **PACKAGES**

1. We do not accept packages or parcels of any kind at the management office.
2. We are not liable for any lost, stolen, or damaged packages.
3. You may use parcel lockers if provided at your community.

### **SERVICE REQUESTS**

4. We offer 24-hour emergency response service requests (non-security). Call 911 or any other applicable emergency number in case of a fire or any other security concerns. Emergencies are considered any situation which places life or property in jeopardy and requires immediate attention.
5. For after-hours emergencies, call the office and you will be connected to the answering service personnel. Explain the need or situation and they will contact the on-call service team member for assistance.
6. For standard service requests and needs, please submit the request in writing through your resident portal as all requests must be in writing.

## **LOCKS or LOCK OUTS**

1. No alarm systems, lock/latch changes or rekeying is permitted unless we have approved it in writing.
2. If you are locked out of your home during business hours, you may visit the office to borrow or have a key made providing your proof of identity. Should you need your locks changed, a lock change fee will be assessed at \$50 per lock.
3. Any after-hours lockouts will need to be performed by a locksmith at the resident's expense and you must provide management with a copy of the key the following business day.
4. Damages to smart lock devices will incur replacement costs of \$350 per lock.
5. Replacement of lost or damage fobs will be \$50 per fob.
6. If there is a malfunction in the lock including smart locks or standard locks, please contact our office for 24-hour response service.
7. You are not allowed to change your locks or install a security system without our permission.
8. Please notify the office immediately if any key, access card or remote is lost, damaged or stolen.
9. All keys and other access devices must be returned to the office when you vacate your apartment.

## **UTILITIES**

1. We will not be liable for any interruption, surge, or failure of utility service to the apartment, or any damage directly or indirectly caused by the interruption, surge or failure not caused by us.
2. Unless we instruct you otherwise, you must, for 24-hours a day during freezing weather:
  - a. keep the apartment heated to at least 60 degrees Fahrenheit.
  - b. keep cabinet doors open for air circulation.
  - c. drip hot and cold-water faucets.
3. You could be liable for all damage caused by your violation of these requirements.
4. All utilities must be used only for standard household purposes.

## **CAMERAS ON PROPERTY**

1. If cameras have been placed within the community, please understand that these cameras are not monitored on a 24-hour basis and are designed only to serve as an additional tool for the owner of the property. This feature is not designed to provide personal security services for anyone; the cameras should not be relied upon to provide protection. If you have a security concern anywhere on the property, including those areas at which a camera is located, law enforcement should be contacted.

## **OFFICERS AND COURTESY PATROL**

1. If a police officer resides at or patrols the property, please understand that the officer is not equipped to provide personal security to residents or their guests or occupants of any unit. The officer is to act as additional eyes and ears for the Owner and is advised to contact the local law enforcement agency if there is a need for police services. Residents are encouraged to contact the local law enforcement agency in the event they have any security concerns and to contact 911 in the event of an emergency.
2. Courtesy and Patrol Officers can also act as representatives of the owner and provide violations, ask a resident or non-resident to vacate an amenity space if they are violating rules and policies. Hostility towards any of those authorized to regulate the community and amenity spaces will not be tolerated, and could lead to fines, lease violations, and eviction from the community.
3. As a reminder, policies are in place so that all residents can enjoy a comfortable and pleasant environment.

## **FITNESS CENTER POLICIES**

1. Persons using the Fitness Center do so at their own risk. We assume no responsibility for accidents or injuries.
2. If you believe any equipment is malfunctioning, please notify the office immediately.
3. Persons under the age of 14 must have adult supervision.
4. No animals allowed.
5. No food allowed.
6. No glass containers.
7. No music is permitted without the use of headphones.
8. Guests must be accompanied by a resident. No more than 2 guests per resident.
9. Any person who is, in our sole judgment, under the influence of alcohol or other drugs, may be excluded from the fitness center.
10. We are not responsible for items which are lost, damaged or stolen.
11. No smoking of any kind.
12. We reserve the right to restrict the use of this facility.
13. Use the equipment only in the manner intended by the manufacturer. Improper use of equipment may cause serious injury or death. You may be liable for damages caused by misuse of the equipment.
14. Adhere to the posted rules inside the fitness facility.
15. No personal training for business purposes unless written approval by ownership.

## **AMENITY SPACE/AMENITY RENTALS**

1. Resident reserving the facility is responsible for the conduct of all guests and must be present during the entire event. Owner assumes no responsibility for the resident or their guests, including personal property.
2. The use of the pool area, workout room and surrounding rooms are not included in the rental. Parties must remain within the space reserved.
3. All reservations may start as early as 9:00 am Monday through Friday, 10:00 am Saturday, and 12:00 pm on Sunday. All events must end by 10:00 pm (this includes set-up, clearing and cleaning). There is a 4-hour minimum rental on all events, and this includes set-up and clean up.
4. Furniture in the common areas or amenity space must not be moved or tampered with. All decorations must be removed carefully not to damage walls or wallpaper, etc. Residents will be responsible for damage caused during the reservation.
5. Owner strictly prohibits the following: Use of drugs or controlled substances in community, lewd or immoral conduct, alcohol consumption by anyone under 21 years of age, rowdiness, brawling or fighting, gambling, excessively loud noise or music.
6. If patrol, courtesy officers, or law enforcement are called for a disturbance, a fine of \$100 will be assessed per response. No exceptions and fee will not be waived for any reason.
7. There is a strict No-Smoking policy. This includes any vapor or electronic cigarettes.
8. The rentable space contents must be intact and free from damage and all trash disposed of by residents.
9. Resident is responsible for any maintenance problems that occur while party is being held (example: blown breakers, any spills, stains, or damages, etc.).
10. All charges will be billed to the resident and must be paid for within 48 hours of assessment.
11. Amenity spaces are open for resident usage during daytime hours with the exception of times and dates that a private event is being held.
12. Usage of amenity space by a resident and resident's guest are to follow the same rules and guidelines of responsibility.

13. Pianos, music and television volume is to be kept at a reasonable level not to disturb others nearby or inside the offices.

### **POOL POLICIES**

1. The pool hours are: 9:00 a.m. – 10:00 p.m.
2. Residents are responsible for their guests as well damages that may be caused by resident or their guests.
3. No more than 2 guests per resident. Guests must be accompanied by a resident.
4. Residents and guest(s) using the pool do so at their own risk. We assume no responsibility for accidents or injury. No lifeguard will be provided.
5. Residents and guest(s) under the age of 14 must be accompanied by an adult.
6. No animals allowed in the gated pool and courtyard areas.
7. No glass containers allowed in the pool area – if found, a \$75 fine will be applied per occurrence.
8. If broken glass is found, the pool must be shut down and cleaned. Water may need to be drained and refilled. This can lead to fines starting at \$250 and up and will be charged back to the responsible resident.
9. Anyone with a communicable disease capable of infecting others is prohibited from the pool.
10. Pool yard gates may not be propped open or otherwise rendered inoperable, even temporarily.
11. No running, horseplay, fighting, dangerous conduct or noise which disturbs others.
12. Diving is not permitted at any time.
13. We are not responsible for lost, damaged or stolen items.
14. Proper swimwear is to be worn. Residents and guests who are not toilet trained must wear properly fitted swim diapers.
15. No drunkenness or profanity. Any person who is, in our sole judgement, under the influence of alcohol or drugs may be excluded from the pool area.
16. No jumping or diving into pool from balconies/patios.
17. Adhere to the posted rules at the pool.
18. Personal property must be removed after use.
19. We reserve the right to restrict the use of this facility to those who are not following the rules or are uncooperative to patrol or management.

### **PARKING AND TOWING**

1. Parking is not guaranteed, due to the limited availability.
2. If the owner provides residents with a parking sticker or decal, this must be placed in the bottom driver's side corner of the front windshield.
3. You cannot store any gasoline or gas-fueled vehicle, motorcycle, moped, scooter, or other similar vehicle in any area of the community or apartment other than the parking lot.
4. You may not use any parking space to park a vehicle that is inoperable, leaks fluid onto the pavement, is unsightly, is a safety hazard, or has an expired license plate or inspection sticker. You may not use any parking space to wash or repair vehicles, to change oil in vehicles or for any purpose other than parking.
5. All parking shall be at your own risk. The Property will not be responsible for any damage to or theft from your vehicle.
6. Parking Rules. Residents must comply with all parking rules and instructions posted by the owner. Neither residents nor guests shall park in no parking zones or other restricted areas. The resident agrees to remove any unregistered, inoperable, or unauthorized vehicle from the community within twenty-four (24) hours or when requested in writing by the owner.
7. Violation may result in vehicle being towed. Owner reserves the right to remove, at the resident's expense and without prior notice, such motor vehicles, in the event that: (i) Resident fails to comply with the owner's written request for removal; (ii) vehicle is illegally parked in a reserved handicapped accessible space; (iii) vehicle is parked in a manner which blocks other vehicles, dumpsters, drives, or walks; (iv) vehicle is illegally parked in a fire safety zone; (v) vehicle is parked on the grass or landscaping; (vi) vehicle is parked in more than one space; (vii)

vehicle is a boat, trailer, recreational vehicle or other prohibited vehicle; (viii) vehicle is parked in any other manner which would allow towing pursuant to state statute. Owner is not responsible for any damages to vehicles if removed from the community.

8. The owner may regulate the time, manner and place of parked cars, trucks, motorcycles and/or bicycles. Owner may remove any illegally parked vehicles and towed away in accordance with state or local laws for any single violation of the Parking Addendum and these Guidelines. A violation of any single item below constitutes a material violation of the Parking Addendum and these Guidelines:
  - a. Vehicles in use at or around the community may not exceed a speed of fifteen (15) miles per hour or posted speed per applicable laws.
  - b. If a resident improperly parks a vehicle, it is subject to be towed away in accordance with state laws.
  - c. Washing your vehicle at the community is prohibited unless there is an expressly designated area for car washing.
  - d. Residents are expressly prohibited from conducting repairs or performing other mechanical or maintenance work on any vehicle in the community.
  - e. Commercial vehicles, trailers, campers, mobile homes, recreational vehicles, trucks (other than a standard size or smaller pick-up truck or van), food trucks/trailers, inoperable vehicles of any kind, boats, or similar equipment or vehicles, are prohibited from being at the community except for the temporary purpose of loading or unloading of passengers or personal property. Commercial vehicles are defined as any vehicle larger than a standard size passenger pick-up or van (e.g., dump trucks or heavy equipment), vehicles that carry or are mounted with equipment used in a profession or employment (e.g., taxis, mini-buses, limousines, etc.).
  - f. A vehicle is prohibited in the community if it has an expired government issued license plate or inspection sticker.
  - g. One vehicle per lease holder is permitted unless written approval by management.
  - h. No moving trucks or vehicles that exceed the height restrictions may enter or park at the garage entrances.

### **ACCESS GATES**

1. Except as specifically required by law, we have no duty to maintain the gates and cannot guarantee against gate malfunctions.
2. We make no representations or guarantees to you concerning the security of the community. Any measures, devices, or activities taken by us are solely for the benefit of us and for the protection of our property and interests. Anything mechanical or electronic is subject to malfunction.
3. We are not liable to any resident(s) or guests for personal injury, death, or damage/loss of personal property from incidents related to perimeter fencing, automobile access gates and/or pedestrian access gates. We reserve the right to modify or eliminate security systems other than those statutorily required. You will be held responsible for the actions and damages of any persons to whom you provide access to the community.
4. In the event the community has limited access gates or building entry doors, residents recognize that the access gates and doors will not prevent unauthorized persons from coming into the property. The access gates and doors are mechanical devices that can be rendered inoperative or malfunction at any time, are only designed for the purpose of assisting to control access in and out of our community and are not designed or operated in a manner to provide personal security for residents, occupants, or guests. If a resident sees suspicious activity in or around the property, please contact law enforcement immediately.

## **VIOLATIONS**

1. Televisions and music are to be played at a volume which will not disturb others and that cannot be heard from outside your apartment home and/or patio/enclosed area. Please be respectful of your neighbors and comply with the quiet time hours of 10pm – 8am. If courtesy patrol is called to your apartment home for disturbance, you could be subject to a violation of \$75 per occurrence.
2. Excessive noise coming from your home may result in fines and possible lease violations that may lead to eviction.
3. As outlined in the No Smoking addendum, smoking is prohibited inside your home and in common spaces of the community, including patio/balconies. If evidence of smoking is found in or around your home, you will be subject to a \$75 smoking violation per occurrence.
4. Storage of any combustible material is strictly prohibited. If found inside a garage or storage area, it will be safely removed from the property and a fine of \$250 will be applied.
5. Cooking with a grill or smoker on a patio or balcony or within ten feet of a building is prohibited. If you are cited for violating this, you will be subject to a fine of \$250 by Management and/or the City Fire Dept.
6. Animals are not allowed to urinate or defecate on your balcony/patio at any time. If your animal defecates at any time in your enclosed outdoor living space, it is your responsibility to clean it up immediately. The violation for having animal feces in your yard/outdoor space is \$75 per occurrence.
7. Multiple lease violations documented in writing could result in non-renewal or eviction.

## **ANIMALS**

1. Animals are required to be on a leash when outside except in approved designated areas.
2. Animals must not be left unattended in an outdoor living space or patio/balcony for any period.
3. Any damage caused by an animal will be the responsibility of the animal owner and/or lease holder.
4. Animals must not be tied to any fixed object within the exterior of the community.
5. Animals, other than assistance or service animals, must not be let into swimming pool areas, offices, club rooms, or other recreational facilities or common areas. No animals are allowed in the pool water per city health codes.
6. No more than two (2) animals per apartment home are permitted.
7. Pets are not allowed to urinate/defecate on your balcony/patio at any time. If your pet defecates at any time in your enclosed private area, it is your responsibility to clean up after your pet daily.
8. All animals must be registered with and approved by PetScreening.

## **PETSCREENING**

We strive to provide mutual accountability and responsibility for the benefit of all our residents. It's imperative that ALL our residents fully understand and acknowledge our pet and animal-related policies.

We use a third-party service, PetScreening, to ensure all applicants understand how to adhere to the property's pet and animal policies, even if you do not have a pet or animal. All applicants must complete a Pet, No Pet, or Animal Profile.

### **Pet & Animal Policy**

We adore our furry friends, and we welcome your 4-legged family members! We accept dogs and cats only. You are limited to 2 total pets per apartment. A pet deposit, non-refundable fee, pet rent and pet rules apply:



- Pet fees include a \$250 refundable deposit and a \$400 non-refundable fee.
- Monthly pet rent is \$20 per pet.
- We do not have any weight restrictions on pets, however certain breed restrictions apply.
- We do not authorize any reptiles, birds or exotic breed of animals or the following breed of dogs to live on the property: Rottweilers, Pit Bulls, Chows, Dobermans, Staffordshire Terriers, Bull Mastiffs, Cane Corso, or Wolf Hybrids and/or any mixed aggressive breeds.

### **ELECTRICITY USAGE DATA**

Resident hereby grants permission to Owner, its agents, employees, and representatives, to collect aggregated electricity usage data for the entire building. The aggregated electricity usage data will be utilized by Owner for the purpose of monitoring energy consumption trends, implementing energy efficiency measures, managing utility costs for the building, and benchmarking the property on EnergyStar. Owner agrees to treat all collected electricity usage data as confidential and will only disclose individual resident's usage data to third parties as required to complete EnergyStar Benchmarking, except as required by law.

### **MOVE OUT CLEANING FEES**

Upon moveout of apartment home, a non-refundable cleaning and sanitizing fee will be assessed. This cleaning fee does not cover damages.

\$125 for 1 bedroom  
\$200 for 2 bedrooms  
\$250 for 3 bedrooms

### **TRASH DISPOSAL POLICY**

We are happy to provide our residents with Valet trash pick-up service. To ensure that this service is provided in a timely, sanitary and safe manner, we ask that you please adhere to the following policies.

#### **Trash Pick-up Days & Times: Sunday - Thursday evenings 6:00 PM – 8:00 PM ONLY (No Pick-up on Holidays)**

1. Place trash bags in the provided trash container, outside your front door, between the hours of 6:00 pm and 8:00 pm. Please do not place trash out at any other time. If you would like to recycle, you may also place your blue recycling bags out as well.
2. All trash should be BAGGED and TIED tightly and placed inside the trash container provided to you, not on the concrete.
3. Please only leave trash in your designated areas (front door area).
4. Only boxes that are broken down can be picked up.
5. Trash containers must be brought back inside your apartment by 9:00 am the next day. If the trash container is left out during the day you are subject to a lease violation and fine. We want to keep the community looking as beautiful as it did when you first visited!
6. If you have large items or furniture, please do not leave them in the community. We do not have the capacity to remove large items. Please arrange bulk pick up and disposal through the city or local charity organizations.

The trash container provided to you is the property of the owner, and residents are responsible for any lost or damaged containers. All containers must be returned at move out, cleaned and with the lid. If not returned or returned dirty and without the lid, there will be a \$20 charge.

To show our commitment to keeping the grounds and community clean, we will be enforcing the Trash Policy and implementing a fine of \$75 per item for any violations to the Trash Policy.

Thank you for your assistance in keeping our home and yours clean and mess-free for everyone to enjoy.

**MODIFICATION OF GUIDELINES**

You and your guests will be required to comply with all the requirements set forth in these guidelines. These guidelines are subject to change and any changes will be effective and a part of the lease once they have been delivered to you by email or in your resident portal. You are responsible for your guest's compliance with all guidelines.

The terms of these Guidelines are effective as of the date of the Lease and are agreed to and accepted by Resident(s).

Resident Signature	_____	Date	_____
Resident Signature	_____	Date	_____
Resident Signature	_____	Date	_____
Resident Signature	_____	Date	_____
Resident Signature	_____	Date	_____
Resident Signature	_____	Date	_____
Manager Signature	_____	Date	_____