

## **Rules and Regulations of Rose Hip Apartments**

### **Lessee Shall:**

1. Not obstruct sidewalks, courts, entry passage, halls, and stairways, nor allow children to loiter or play in them. Nor use them for any purpose except ingress and egress, nor leave bicycles or other vehicles therein. Children shall confine their playing to area designated by Lessor.
2. Not cover or obstruct skylights and windows that reflect or admit light to public spaces.
3. Not use water closets, drains or other plumbing apparatus for any other purposes than those for which they were constructed and not throw sweepings, rubbish, rags, ashes or other substances therein.
4. Be responsible for damage to plumbing, cooling, or heating apparatus and other equipment from misuse by Lessee.
5. Throw nothing out of the windows or doors, or down the passage, or skylight of the building.
6. Close windows when it rains or snows, and be responsible for any injury to premises or other tenants due to failure to do so.
7. Not alter premises nor change any partition, door, or window, nor add locks thereto, nor paint, paper, bore or screw upon or in the walls, ceiling, floors, woodwork or plaster. Unless approved by Lessor.
8. Keep whole all glass, locks and trimmings in or upon the door and windows, and immediately replace or repair such thereof as may be broken or out of order under the direction and to the satisfaction of the Lessor,
9. Erect no awnings or shades outside or inside the windows unless approved by Lessor or his agent.
10. Confine his use of porches or balconies in that portion thereof directly in front of his apartment if any and shall keep them clean and shall not use them for storage purposes.
11. Discontinue all phonographs, television, pianos, radios and other musical devices at eleven o'clock P.M. and shall not practice on musical instruments at any time, nor give music lessons, vocal or instrumental, at any time.
12. Perfect orders at all times and permit no boisterous conduct.
13. Observe such other and reasonable rules as Lessor in his judgment may from time to time promulgate for the safety, care and cleanliness of the premises, the building, and for the preservation of good order therein.
14. Not hang washing, clothing, bed covers or linen from the windows, or porches, or in any yard space, except that, if any, which Lessor may provide for the specific purpose.
15. Not place flowerpots, boxes or other receptacles in hallways or in windows, or porch railings or where they may possibly cause injury to any person, nor place any objects in windows, hallways, or porch railings deemed unsightly by Lessor.
16. No waterbeds shall be allowed in Premises.
17. No two wheel motor vehicles, nor any tearing down or repairing of any motor vehicles whatsoever, nor any storage or abandonment of inoperative motor vehicles shall be allowed in Premises or on any part of Lessor's real property on which Lessor's Apartment is located.
18. Before Lessee moves in there is an inspection of the premises made and all damages will be noted.

19. Lessor reserves the right to periodic inspections.
20. If painting is to be done by tenant in the apartment, upon exit paint must be neutral or same color as move in. Please consult Lessor upon exit for inspection.  
(Your deposit will not be refunded if color is not agreed upon)
21. No borders are to be put up by tenant.
22. Do not change the locks on the apartment.
23. There is to be no more than 4 people living in the apartment at one time (2 adults, 2 children. children must be below the age of 17 and be a son or daughter of lessee.)
24. There is only space for 2 vehicles to be parked at the apartment at any time. If there are more than 2 vehicles, please be attentive of your environment as other occupants may ask for removal of vehicle(s).
25. You are to give a **60 day written notice** if you are planning on moving. If no written notice is received your deposit will not be returned.
26. INDEMNIFICATION: Resident releases management from liability for and agrees to indemnify management against all losses incurred by management as a result of (a) resident's failure to fulfill any condition of this agreement; (b) any damage or injury happening in or about apartment or premises to resident's invitees or licensees or such person's property unconnected with landlord's negligence; resident's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment lien or other encumbrance filed against apartment as a result of resident's actions.
27. RIGHT OF ACCESS: Management shall have the right of access to apartment, without notice, for inspection and maintenance during reasonable hours. In case of emergency. Management may enter at any time to protect life and prevent damage of property. Resident authorizes management to show the apartment to prospective renters after resident has given notice of termination or non-renewal.
28. Contact office prior to the installation of all antennas's or satellite dishes.
29. NO KEROSENE HEATERS ARE TO BE USED AT ANYTIME IN THE APARTMENTS
30. TENNANTS ARE RESPONSIBLE FOR ANY BROKEN PIPES THAT WOULD RESULT FROM GAS NOT BEING TURNED ON IN APARTMENT

IN WITNESS WHEREOF, the parties have executed or caused this Lease to be executed by authorized officials in duplicate, the day and year first above written.

Individually and as Agent for Lessor

BY: \_\_\_\_\_ x \_\_\_\_\_  
*Agent* *Lessee*