



Rules & Regulations

A. General

- 1.) This is an agreement between the Lessor and Lessee that the Lessee will abide by all of the rules and regulations listed below.
- 2.) The Lessor may make changes, add, or subtract any of these rules & regulations upon giving the Lessee a 30-day notice in writing.
- 3.) These rules & regulations have a legitimate purpose and are enforced equally among all Peard Properties tenants.
- 4.) The lessee is responsible for the conduct of all of their guests and to make sure they adhere to all of these rules & regulations

B. Noise and Conduct

- 1.) All tenants should not make any loud or disturbing noises that will interfere with the well-being of other tenants.
- 2.) Tenants must make sure that all musician instruments, stereos, radios, TVs, etc. are played at a normal volume that will not disturb any other tenants.
- 3.) Tenant is responsible for the conduct of all their guests. This includes, but is not limited to, noise and behavior within their unit, outside the unit, common areas, and parking lots. The activities and conduct of tenant's guests should not disturb any of the other persons or tenants.
- 4.) There is to be no lounging, visiting, or loud talking in the common areas between the hours of 10:00 PM and 7:00 AM

C. Drugs, Alcohol, Smoking

- 1.) There is to be absolutely no smoking (of anything) inside your unit, the building, or in any common areas.
- 2.) Alcohol consumption by tenants under the age of 21 is prohibited.
- 3.) Alcohol consumption by tenants over the age of 21 is limited to their individual unit. There is to be no drinking alcohol in any common areas, parking lots, etc.
- 4.) Tenants may not possess, use, sell or share illegal drugs, controlled substances, or other related paraphernalia. Such action will result in immediate eviction.

D. Heaters & Open Flames

- 1.) No oil, kerosene, infrared, space heaters, or other heaters are allowed in the unit.
- 2.) No fireworks, explosives or flammable materials are allowed.
- 3.) Any other items requiring an open flame are prohibited.

E. Property Appearance

- 1.) All entrances and exits must be free and clear of any obstructions at all times. No exceptions.

- 2.) Holiday decorations are allowed but must be taken down within 2 weeks of the holiday.
- 3.) There is to be no structural changes, additions, or alterations to your unit, common area or building.
- 4.) Storage is not allowed on any balconies, porches or patios. The only thing allowed to be stored in these locations is patio furniture and plants.
- 5.) No Political signs are allowed to be placed anywhere on the property. This includes but is not limited to, windows, yard, etc.
- 6.) Please do not drop cigarette butts on any of the walkways or in the parking lot.
- 7.) Door decorations and door mats are allowed as long as they are not offensive and do not intrude on the hallways.
- 8.) The hallways are also not storage areas. Please keep all of your personal belongings (shoes, boots, etc.) inside your unit.
- 9.) No auto repair on the property.
- 10.) No campers, boats, or unregistered vehicles allowed on the property without written permission from the Lessor.
- 11.) No satellite dishes without written permission from the Lessor

F. Pets

- 1.) Unless otherwise stated by the Lessor, there is to be absolutely no pets in your unit.

G. The Lessee agrees to abide by all the rules and regulations of the Lessor. Initial _____

Unit #: _____

Date: _____

Tenant Name (Printed): _____

Signature: _____