

To the Lease Agreement of: _____

The following are Rules of Behavior and Guidelines that must be followed to make your stay with us pleasant. Violations may be considered breaches of the Lease Agreement.

CABLE TELEVISION/INTERNET: We have had very bad experiences with service providers who utilize satellite dishes. Therefore, no satellite dishes of any kind are permitted on the property.

VEHICLES: No vehicle repairing or dismantling is allowed nor shall inoperative, unlicensed or commercial vehicles, or recreational vehicles, boats or other watercraft be kept on the premises. At Lessor's sole discretion, after 24 hours' notice, they will be towed away at the Lessee's expense. Oil and gas spills must be cleaned immediately when they occur. Please move vehicles for snow removal, lawn mowing or any other maintenance activity. Management is not responsible for snow plowed up around vehicles. Washing cars is permitted in the driveway, not on lawns. Care must be taken by tenants and their guests to keep vehicles off lawns. Do not empty vehicle ashtrays or trash containers onto driveways or lawns and cooperation among tenants is expected in sweeping or clearing driveway and garage approaches of cigarette butts and debris.

PARKING: Be considerate by not using or blocking neighbors' parking spaces. A motorcycle is considered one vehicle. Do not back cars into parking spaces as exhaust discolors garage doors, melts vinyl siding and kills plantings. All driveway and parking areas are to be kept free of personal property including children's toys - - AND INCLUDING CHILDREN - - for their own safety. Management is not responsible for damage to personal property or for injuries.

RESIDENCE, INTERIORS & EXTERIORS: Wall hangings are permitted in reasonable quantities, using as small a nail as possible. Do not put holes in metal entry doors or any interior door or kitchen cabinet. Repair of damage to walls, including spackling and repainting, from any kind of wall hangings will be charged to the Lessee. Painting or papering any portion of a dwelling for any reason is forbidden without the express written permission of Lessor. If touchups are necessary, notify Lessor. PLEASE, do not use abrasives of any kind on bathtub or vanity tops. Use only detergent for general cleaning and mineral spirits for soap scum. Residents are not permitted to install or suspend any signs, awnings, screens, antennas, etc. inside or outside of building or to install or alter any electric lights, pipes, wires, or fixtures. If extra shelving is needed anywhere, use only floor-standing shelf units. No nails, tacks or other devices may be driven into floors. Use only those electrical appliances and tools that do not interfere with the radio or television reception of other residents and, of course, moderate the volume of radio, stereo, car radio and TV. Yearly cleaning of air conditioner filters by Lessees improves performance and cuts cost of operation. Promptly notify Lessor of any abnormal situations such as running toilets, leaking faucets, stopped-up drains, toilets or disposers, etc. To save time, clear the area where a serviceman will be required to work.

Contact Jeff Savage at 663-0044 with any problems.

INSURANCE: As is customary, building insurance does not cover residents' personal property. Residents **MUST** purchase a renter's policy as specified in the lease agreement. Residents shall not do or permit any act or condition that will increase the rate of fire insurance or conflict with the laws, regulations, rules, or ordinances of the Fire Department, the Department of Building and Health or any other constituted authority.

ESSENTIALS FOR EXTREMELY COLD WEATHER: Although residences are well insulated, the chill factor at times could be below what we hear on TV. When temperatures drop to 15 deg., open under sink kitchen and bathroom cabinet doors to allow circulation of warm air and allow faucets to trickle – more than a trickle if very, very cold. If residents intend to be away from dwelling overnight or for a few days when it is particularly cold, shut off the water at the shut-off valve over the water heater and open the kitchen and bath faucets to drain the lines for absolute protection. The water in the water heater will not drain and there will be warm water upon your return. During winter months, **NEVER SET HEAT THERMOSTATS BELOW 65** deg under any condition. Damage from frozen and broken water pipes under these conditions will be charged to resident. Notify owners if you intend to be away for a period of time. Do not leave hoses attached to outside faucets during cold weather. The faucets are frost proof but with hoses attached they will retain water, freeze, and cause interior water damage which will be charged to resident.

OTHER: We reserve the right to issue additional Guidelines that may be needed for the safety and protection of our residents and the premises. These additions shall have the same force as if originally made a part of the above Guidelines.