

COMMUNITY RULES AND REGULATIONS

- I. Management office hours are from 12:30 until 4:00 pm (Monday through Thursday and 12:30 to 3:00pm on Friday), unless other wise posted. We are a business that is here to serve you. A mail slot has been installed in the office door to provide residents the opportunity to submit rent payments during times that the office is closed. For your protection, do not deposit cash through this slot. Our service is limited only to the legal and moral confines of providing housing for you. Staff is available after hours for emergency situations by contacting our answering service at **632-4542**.
- II. The overall community appearance shall remain uniform throughout all the common elements.
 - (a) Articles are not to present an obstruction or fire hazard.
 - (b) All trash and garbage is to be discarded in the dumpsters in sealed plastic bags and/or per local recycling requirements. All trash must be placed inside of the dumpsters. (Due to this management discourages parents from sending small children to dispose of trash) Boxes and crates must be broken down before being placed in the dumpsters. Large items such, as furniture pieces must be transported to the local landfill at the expense of the resident, if applicable. Trash may not be kept outside of front doors, even for brief periods of time. Our available voluntary recycling is highly encouraged for the betterment of our environment.
 - (c) Articles allowed on the walkway of your apartment are limited to two patio chairs, plants and decorative items. If in question of what is allowed ask your manager. Clothing, towels, rugs, etc, may not be hung outside your apartment. The use and storage of grills is discouraged and may be prohibited by City ordinance.
 - (d) Window treatments are limited to white backed coverings.
 - (e) Items such as, but not limited to, awnings, aerial antennas, various wiring or electrical cords, window unit-air conditioners, may not be visible on the exterior of the apartment building.
- III. Sufficient parking spaces have been provided to accommodate all our resident's vehicles. Parking spaces are not assigned. Unless specifically designated as an unpaved parking area, all parking is limited to lined asphalt parking spaces. **THE POSTED SPEED LIMIT FOR OUR PROPERTY IS 10 MILES PER HOUR; PLEASE OBSERVE THIS FOR THE CARE AND SAFETY OF ALL.**
 - (a) When a resident has more than one vehicle or when guests are visiting, you are asked to make a reasonable effort to park in areas away from the buildings to allow your neighbors an equally fair access to their doorstep.
 - (b) Vehicles in various stages of disassembly, inoperable or otherwise, or vehicles without proper registration and parking permit cannot remain in the community for longer than a twenty-four (24) hour period. Minor repairs, such as changing a tire or jump-starting an engine may be performed provided such minor repairs are completed within a twenty-four (24) hour period.
 - (c) Motorcycles are permitted provided these are parked in a standard parking space with the operator taking necessary precautions against asphalt damage from kickstands.
 - (d) Recreational vehicles and over-sized vehicles may be parked in specified areas with the express consent of Management on a case-by-case basis.
 - (e) Car washing is to be performed in the area designated by Management.
 - (f) Disabled parking spaces are reserved for disabled persons' registered vehicles. Violation is subject to costly local enforcement penalties.
- IV. All maintenance must be scheduled through the management office.
 - (a) Twenty-four (24) hour emergency maintenance is available for general health, security and building protection items that warrants immediate attention.
 - (b) Due to liability insurance limitations, after hour lock-outs must be performed by a locksmith at the resident's expense.
 - (c) Additional and or replacement keys to your apartment will only be issued to legal occupants of your apartment as signed on the key release form at time of move-in or renewal. Occupants may not alter any existing locks or install any new locks but may, within the community procedure

limitations, request a lock change (at the resident's expense) through the Management office.

- (d) Fire extinguishers have been provided per local code and ordinance. Please familiarize yourself with the nearest location(s) and operating procedure of all Fire safety equipment available to you. With routine preventative maintenance smoke detectors are checked to make sure they are fully operational. It is strongly recommended that you also assist in the ongoing operation of all detectors through periodic checks and whenever necessary requesting Maintenance assistance to insure uninterrupted operation.
- (e) Any decorative or functional alterations of a permanent nature may only be done with the express written approval from Management.
- V. Use of any of the common facilities is a privilege that may be temporarily or permanently revoked by Management by statutory notice due to a policy change or due to the violation of any posted or contracted regulation.
 - (a) Common laundry facilities are available. You will be issued a key with a \$10.00 deposit at the time of move-in. Loitering is not permitted in these areas unless you are attending your wash and dry loads, which attending such is recommended. Cleanliness and energy conservation of the area is every ones responsibility to ensure a pleasant and economical environment for all.
- VI. Parents and/or guardians assume the responsibility for their child's actions which might result in damage to the community property as well as to the personal property of other residents within the community.
- VII. From time to time policies may need to be revised, which may take effect within the period of your lease agreement. You will be notified of any such amendments as provided by contractual clause or by local, state and federal ordinance, statute and law.

RADON GAS DISCLOSURE

Radon Gas is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

As a buyer or renter of a building, the undersigned certifies that they were provided with a copy of this Radon Gas Notification at the time of or prior to the execution of the Contract for Sales or a Rental Agreement.

I (WE) HAVE READ, UNDERSTOOD AND DO ACCEPT THE ABOVE ADDENDUM

TO OCCUPANCY AGREEMENT FOR APARTMENT #_____.

X_____

Date:_____

X_____

Date:_____