

COMMUNITY POLICIES

1. **AUTOMOBILES:**

Adequate parking space has been provided for residents. Please be courteous to your neighbors by not taking two or more parking spaces with one vehicle. Avoid parking on the grass, the curb, in fire lanes or block dumpster area. Yard damage will be charged to persons responsible. Illegally parked or inoperable vehicles may be towed at owner's expense. You may not wash your vehicle or perform repairs on premises. **UNACCEPTABLE VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**

2. **WINDOWS AND SCREENS:**

With the exception of natural disasters, any broken windows are the responsibility of the resident. Please do not remove screens. Damaged or missing screens will be charged to the resident. The cost of the repairs or replacement will be charged to the resident if the problem is due to negligence or vandalism. Do not place aluminum foil, flags, cardboard, materials other than the white blinds presently installed in your windows. (as long as the blinds show from the outside white, your choice of window covering will be acceptable.)

3. **BALCONIES AND PATIOS:**

Please keep your patio or balcony neat and free of mops, brooms, clothing, towels, trash, tires, furniture not designed for patios, etc. A few plants and patio furniture is tasteful and acceptable. Because of high risk of fire, barbecue grills must not be used or stored on balconies or patios or inside your apartment. **GAS BURNING GRILLS CANNOT BE STORED ON PROPERTY.**

4. **MAINTENANCE:**

Maintenance is done on a regular and "as needed" basis. The only type of maintenance problems handled after hours or on weekends will be emergency maintenance. For example, flooding, electrical, toiled plugged up for units with only one toilet. Air-condition problems are not considered an emergency. However, we will repair the following day. (Air-condition repairs cannot be done after dark or in the rain due to safety precautions.) Ceiling fans are in each unit for air circulation. We do not provide after hours lock out service,

5. **SELF REPAIRS:**

Residents are not permitted to contract for repairs or make repairs themselves nor are they are allowed to deduct cost from rent. (Per lease agreement)

We do care about each resident and any time there is a service request made, measures are taken to check into the matter and service is rendered as rapidly as time will allow.

Thank you for understanding and your consideration. We want your stay to be an enjoyable stay.

Resident's Signature _____

Owner's Representative _____