

Brentwood Square Management Services, Inc.

Rules and Regulations for Residents

1. **Entrances, Walks...** The entrances and common parking of various buildings shall not be obstructed or used for any purpose other than ingress to and egress from the condo units. Bicycles and other such vehicles shall not be allowed to obstruct the parking or entry passages (Please keep toys off the front porches and walkways).
2. **Signs and Attachments.** Nothing shall be placed on, or hung from, the outside of the building, windows, doors, patios, or fences. No signs, flags, advertising notices of any kind shall be attached to any part of the outside of the building.
3. **Locks and Keys.** No locks shall be changed or added in any way, to any door, except by written consent of Management. There shall be a charge for replacement of lost keys, opening doors for Resident lock outs and for keys Resident fails to return.
4. **Disturbances and Noise.** Loud noises and other disturbing acts, including fireworks, in the apartment or on adjoining property that interfere with the rights, comfort, safety or convenience of other residents are prohibited at all times.
5. **Walls and Alterations, Etc.** The walls, ceilings and woodwork must not be marred by driving nails, screws, or otherwise defacing the same, except for standard picture hooks, shade and curtain rod brackets. **No alterations, painting, wallpapering, additions or improvements shall be made in the apartment without written consent of management.** Telecommunication reception devices such as satellite dishes and antennae may be installed only after execution of and in compliance with a Lease Addendum governing these devices.
6. **Occupants and Guests.** No occupants other than those listed on the Rental Application and lease will be allowed to establish residency without written consent by Management. Residents shall be liable for acts of their guests. Acts of guests in violation of the lease, or Management's Rules and Regulations, may be deemed by Management to be a breach by Resident.
7. **Storage.** Storage in areas provided by Management shall be at the Resident's risk and neither Owner or Management shall be responsible for any loss or damage from fire, theft or otherwise. Nothing of any kind that would increase fire risk shall be placed in any storage area.
8. **Patios & Porches.** Patios and porches must be kept neat and clean at all times and Resident shall not store, hang rugs, towels, or other such items on railings or fences. Because front porches are small and shared with neighboring residents, they must not be used for storage.
9. **Parking.** There are no designated parking spaces. Inoperable and/or unlicensed vehicles shall not be parked or stored on the property. Residents and their guests may Not perform any maintenance work on vehicles. No boats, campers, motorcycles, or trailers are permitted on property. Other than 24 hour move-in/move-out period, no tractor trailers shall be permitted.
10. **Garbage and Trash.** All apartments must be kept in a sanitary condition. Each resident shall keep his parking area, yard, back and front patio clean and orderly. Trash pick up is Monday. Please keep lids on trash containers to prevent animals from scattering trash. **ALL TRASH MUST BE IN BAGS OR IT WILL NOT BE PICKED UP. OVERLOADED BAGS WILL NOT BE PICKED UP.**
11. **Drapes and Shades.** Drapes and/or shades must be installed over windows and glass doors. All window coverings must have a white or off-white lining to present a uniform exterior appearance.
12. **Pets.** No pet of any kind is allowed without prior written consent by management. Management reserves the right to revoke the privilege of having animals at any time. Damage and clean up is Resident's responsibility. Management reserves the right to require any Resident who has a pet to put up a non- refundable pet fee in addition to the security deposit provided for in the lease.
13. **Water beds** are not allowed.
14. **Insurance.** Owner or Management recommends that Resident obtain personal insurance and personal liability insurance. Owner has no insurable interest in Resident's personal property and will not be liable for acts of Resident, Resident's guests, family or invitees.
15. **Returned checks.** If a resident pays rent or other charges by a check that is returned for insufficient funds, subsequent payments must be made by money order or cashier's check.
16. **Illegal or Criminal Activity.** Resident, any members of the Resident's household, or guest or other person under resident's control shall not engage in any criminal activity on or near the condominium premises. Violation of the above provision shall be a material and irreparable violation of the lease and good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
17. **Modifications.** Owner reserves the right at any time to change or rescind one or more of these rules and regulations or to make and enforce such other reasonable rules and regulations as in Owner's judgment may be deemed advisable to promote the safety, care, and cleanliness of the premises and for preservation of good order.
18. **Dish Antennas:** Management's written approval required prior to installing any dish antenna. No antenna may be attached to any part of the buildings or fenced areas. No drilling of any kind allowed into building. Flat wiring must be used to go through windows.

_____ Resident's initials