



Building success.

RULES AND REGULATIONS

The failure of Resident to observe and fulfill any of the following obligations shall constitute a violation of the lease agreement.

AS A RESULT OF OUR EXPERIENCE IN PROPERTY MANAGEMENT, WE HAVE FOUND THAT OUR RESIDENTS DESIRE THE FOLLOWING RULES AND REGULATIONS. THEY ARE DESIGNED TO INSURE THE MAXIMUM ENJOYMENT AND PRIVACY OF ALL RESIDENTS, TO PRESERVE THE CHARACTER AND MAINTENANCE OF BUILDINGS AND GROUNDS, AND TO DEVELOP A GOOD ENDURING RELATIONSHIP BETWEEN THE RESIDENTS AND THE MANAGEMENT.

1. All complaints and repair requests must be submitted in writing.
2. All residents and their guests are expected to conduct themselves in a manner befitting respectable living. Over indulgence in alcoholic beverages and loud boisterous parties or disorderly conduct will be grounds for immediate eviction. Residents are responsible for their guests' actions.
3. Please show consideration for your neighbors with regards to loud talking, loud televisions, radios or stereos. The volume should be turned down at all times.
4. Residents must maintain patios and balconies in such a manner as will be in keeping the décor of the community. Clothing, rugs, mops, bicycles, trash, toys and other articles shall not be kept visible from the balconies or windows. Electric grills are allowed on balconies and patios. No charcoal grills are allowed on premises. Gas grills are only allowed where permitted.
5. Residents must dispose of garbage and trash, or other waste matter, in plastic bags and place inside the garbage receptacles. Garbage is not to be left in hallways.
6. Resident is responsible for all extermination expenses incurred by Management with respect to Resident's apartment, regardless of any evidence of Resident's negligence in causing the infestation.
7. It is permissible for you to hang pictures, mirrors, etc. on the walls of your apartment, providing you use very small nails. Large nails, screws, tape hangers, bolts, etc. will not be permitted. No tape, contact paper or glue is allowed on doors, walls, mirrors or appliances.
8. Proper window / patio door coverings are provided by Management. Sheets and / or blankets are not acceptable window coverings.
9. When entering or leaving the premises, please operate your car or motorcycle at a speed not to exceed five miles an hour.
10. Residents must furnish their own light bulbs and batteries for smoke alarms where applicable.
11. Please do not flush feminine products down the toilet.
12. Fire department and / or insurance carrier regulations require all sidewalks, corridors, walls, passages, stairways and common storage areas to be kept free of all personal belongings. No rugs are to be left outside of the apartment door within the common corridor. No explosives, obnoxious or illegal substances are permitted to be kept by a resident in the apartment or on the premises. No real Christmas trees are allowed on premises. Only artificial trees will be permitted.
13. A parking stall will be assigned at the discretion of the management, and a parking sticker may be required to be placed in your car for parking privileges. The garage door is to be kept closed. It is the resident's obligation to register each vehicle to be parked on the property with management. Unregistered vehicles are subject to immediate impoundment at the owner's expense. It is the resident's responsibility to have their visitors park on the street or avenue.

14. The management will not allow inoperative or abandoned cars, or cars with expired license plates to remain on the property. They will be towed away at the owner's expense. Additionally, non-vehicles such as trailers, boats, campers, etc. are not allowed to be parked on the property.
15. Absolutely no vehicles are allowed on the lawn areas at any time. No parking in striped off areas or tow away zones. Any damage caused by a resident or his visitor's car shall be charged to the resident. No parking is allowed on the west side of the building in the area designated for retail residents. Should your car, or a guests car be parking in an area contrary to these rules and regulations, please phone Harry's Towing at 701.277.1263 to retrieve your car.
16. Outside antennas in connection with radio, television, satellite dishes and CB's may not be installed. Landlord has provided for your use satellite dish(es), where applicable.
17. Signs and placards are not allowed to be exhibited on doors, walls, windows or any other place in the community.
18. Smoking is not allowed in your apartment or in any common areas, where applicable.
19. Resident shall not use or have any liquid-filled furniture, including, but not limited to, waterbeds and aquariums on the premises without management's prior written consent.
20. It is resident's responsibility to occupy the premises in such a manner that mold is not created. In the event that mold is observed Resident shall immediately notify Management in writing. Owner and Management are not responsible for any injury or illness caused by mold or mold agents, and Resident agrees to indemnify and hold Owner and Management harmless from any claims, causes of action, expenses or damages of any nature out of the existence of mold.

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____

Resident Signature: _____

Date: _____