

RULES AND REGULATIONS OF TENANCY – GARDEN HILL APTS.

TENANT HEREBY AGREES TO THE FOLLOWING RULES:

1. That the owner or management reserves the right to modify these regulations from time to time as is reasonably necessary to protect the health and welfare of the majority.
2. That the owner or management reserves the right to refuse the use of any facility that is abused by tenant or his guests.
3. Tenants keys to the rental unit should not be handed out to guests to occupy the premises while tenant is not at home.
4. That the owner or management reserves the right to hold the tenant responsible for the actions of their guests at all times and to restrict any guest from the future admission to the premises when charged with unfavorable conduct.
5. Residents will be required to pay for all damage caused by their guest negligence or thoughtlessness to rental units, appliances, plumbing fixtures, heating, electrical systems and grounds.
6. Not to disturb, annoy, endanger or interfere with other tenants of the premises or neighbors. Not to use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance upon or about the premises.
7. Radios, televisions or any other sound equipment should never be operated to the disturbances of others. Special care should be taken before 9:00 AM and after 8:00 PM
8. Loud noise, boisterous play, lounging or unnecessary loitering or drinking in the common areas is prohibited.
9. Each apartment has an assigned parking space. Tenants must park in their OWN space. Guest are NOT to park in tenants assigned space or any other space on the lot. Any violation of this rule will result in the car being towed away at owner's expense.
10. The storage of kerosene, and/or other explosive or inflammable items is strictly prohibited.
11. Automotive repairs and maintenance are PROHIBITED on the premises. Any damage to pavements due to gas or oil leaking will be charged to tenant. It is strictly prohibited to pour oil or any hazardous waste down the storm drains on the property and at the street. Any tenant caught doing this will be immediately evicted, may be arrested and fined up to \$10,000 from the California Fish & Game department.
12. Management should be notified AT ONCE of any building defect or maintenance problems. Furnaces are to be cleaned inside regularly to prevent fire and clogging. Shower curtains should be securely closed to prevent damage to the floor. Tenants please notify management of leaks, cracks in the tile or tub causing. Upstairs tenants will be responsible for any damages to the ceilings below them. Tenants may be charged for any problems that have exceeded damage due to not being reported.
13. All garbage will be securely wrapped and deposited in receptacles. All cartons, boxes or large items will be broken down and deposited in receptacles. All furniture is to be dumped at the county dump or the tenants will be charged dump fees.
14. Tenants are responsible for keeping their decks, patios and yards clean and free of garbage. No property shall be stored on the premises other than in the rental unit. Not to install any outside ornamentation or storage items other than plants may be placed on the building or decks or in the yard.
15. Tenants are not to hang laundry, dry cleaning etc. on drapery rods or outside patio or decks or on fences. Tenant may install a post for laundry, but not attach the line to the fence. Any damage to the fences due to tenant hanging laundry will be charged to tenant.
16. Not to paint/wallpaper/make alterations to property without the written consent of management.
17. Windows shall be closed during wet weather to prevent water damage to draperies and carpets. Water damage to drapes and carpet will be deducted from the security deposit upon move out, or charged to tenants if found during tenancy. Any tenant refusing to pay damages caused by tenant's negligence could possibly be evicted.
18. Any stains or burns on the drapes or carpets will be charged to tenant.

19. WARNING the State of California makes it a misdemeanor to smoke in bed.
20. To use portable barbecue brazer ONLY on concrete surfaces. DO NOT take it inside unit or use near wood surfaces due to possible fire risk. Keep out of sight if not in use.
21. Not to throw sanitary napkins, rags, coarse paper or kitchen refuse in toilet bowl and to place grease drippings in a container and deposit in garbage receptacle. Any plumbing stoppage caused by a tenant will be corrected by Management at Tenant's expense.
22. To thoroughly clean the rental regularly and dispose of excess litter as soon as possible and to clean stove and oven regularly, (take care in using any solvent)
23. Not to use severe cleansing agents, such as scouring powder on paint, enameled woodwork, walls shower or appliances as this may cause damage which tenant agrees to pay for.
24. No water bed or item of unusual weight or dimension will be allowed on the premises without prior written consent of Management, and tenant paying for damage insurance.
25. No change of locks, installation of aerials, lighting fixtures or other equipment, use of nails, screws or fastening devices on walls, ceiling or woodwork, or alteration of the premises is to be made without prior written authorization of Management.
26. To use picture hooks only on walls.
27. All keys must be returned to the Management upon vacating, otherwise tenant will be held liable for lock replacement. No locks may be changed or added to doors without Management's written consent. Duplicate keys to any new or added lock must be provided to Management. A fee of \$15.00 will be charged for replacement of lost keys.
28. The owner or management will not be responsible for loss an/or damage of any article left by Tenant in unit. And that no right of storage is given by Management.
29. To pay a replacement charge for missing and/or burned out light bulbs inside and outside of unit. Light bulbs to all lights have been supplied at move in.
30. Parent will be held responsible for all damages which occur due to a child's activities, and if not complied which, may result in termination of residency.
31. Children must not be left alone in a rental unit or on the premises without adult supervision unless they are responsible and of a suitable age.
32. Bicycles, tricycles, skates, skateboards, etc. may not be ridden on walks, balconies or in the rental unit.
33. No animal, bird or pet of any kind may be kept on or about the premises without written permission of management.
34. The number of occupants is limited by your rental agreement. Guests remaining more than several days shall be considered additional occupants. This may result in termination of contract and a charge of \$100 for excess use and utilities.
35. No portion of the premises or this agreement shall be sublet or assigned by tenant.
36. Tenants are cautioned to lock their rental units each time they leave.
37. Tenants agree to pay a charge of \$15.00 for each returned check. Tenant also agree to pay a late charge of \$50.00 due to the return of a rent check if the account is not satisfied within the 4 day grace period.
38. Owners or Management may enter the premises, as provided by law, in case of an emergency or to make necessary repairs or exhibit the premises to prospective tenants, purchasers, mortgages, workmen or contractors during normal business hours. Except in an emergency, Management shall give tenant twenty four hours notice of such entry.

39. The management shall not be liable or responsible for any loss, injury or damage from any cause whatever to the Tenant any member of the Tenant's family, any guest or visitor of the Tenant or to any other person or to any property at any time within said rental unit or the halls, stairways or any other portion of the apartment building or walks or grounds adjacent thereto or the garage or any commercial portion thereof, it being contemplated by the panel hereto that not only the rental unit but all portions of the apartment building and adjacent property thereto and garage or any commercial portion are so far as liability only concerned as portion of the rented premises.
40. Owner or Management DOES NOT carry insurance to cover Tenant or Tenant's personal property. IF TENANT WOULD LIKE INSURANCE, CONTACT AN INSURANCE AGENT OF YOUR CHOICE.
41. Landlord may, on twenty-four hours prior notice, enter the premises to spray for pests. Said notice shall be delivered to the premises, and may be left with any person at the premises, or if no person answers the door or accepts said notice, it may be posted at a conspicuous place on the premises such as the front door. After said notice is given, Tenant agrees to prepare the premises for spraying as directed by landlord at Tenant's expense. If tenant does not prepare the premises for spraying to Landlord's satisfaction, Landlord may so prepare the premises, and Tenant shall reimburse Landlord for all Landlords' expenses in doing so within five days or request for reimbursement by landlord.
42. The laundry room is for the use of all tenants and not to be used for rugs, bedspreads or other heavy articles. Tenant is to remove all contents from machines when use is completed. Management assumes no responsibility for lost or damaged articles due to use of laundry equipment. Tenants must help keep laundry room clean. Place all trash in trash can.
43. Tenant warrants that all statements in Tenant's rental application are true. If any such statements are false said statements shall be noncurable breach of this warranty and this lease for which Landlord may terminate this lease by giving three days notice of termination.
44. Any repeated violations of the above rules will be deemed excessive and negligent and may be subject to immediate eviction.
45. The tenant agrees to pay all attorney's fees and costs incurred by the landlord related to breach of rental agreement by tenant, whether or not suit is brought, as additional rent to which the security deposit is subject to pursuant to California civil code sections 1950.5(B), 1950.5 (C), 1950.5 (1).

I have received a copy of these rules:

Date _____

Tenant _____

Date _____

Tenant _____