

## EXHIBIT "A"

### RULES & REGULATIONS

1. Bikes, roller-skates, skateboards, etc. are not to be ridden on the sidewalks.
2. Keep entry ways clean and free from debris. Windows and doors shall not be obstructed, and use of foil or other similar materials over windows is prohibited. If **Landlord** provides blinds on windows, **Resident** may not remove such blinds. If **Resident** installs draperies over the blinds, any damage will be repaired at **Resident's** expense. Other than holiday decorations, no article, sign, poster, or thing may be hung or placed on the outside of a **Residence**, or displayed on the inside of **Residence** so as to be visible from the outside. Screens, if provided, must remain permanently in place at all times and should never be removed.
3. **Resident(s)** may not distribute, post or hang any signs or notices in any portion of the **Property**, without written approval from **Landlord**. Solicitation shall not be permitted at the **Property**, either by **Resident** or others.
4. All Balcony and patio areas are to be kept clean and orderly. No trash may be kept on balconies or patios at any time. They are not to be used as storage areas and articles must not be hung over railings. Gas or charcoal grills, chimneas, fire pits, etc. are not allowed on patios, balconies, or porches but may be used in private back yards. Only outdoor patio furniture may be kept on balconies or patios. Only 1/3 of balcony space may be covered by patio furniture.
5. Space heaters and other similar appliances are prohibited. Appliances or items that use excessive amounts of electricity and/or create excessive heat are prohibited. Candles or any other burning devices (including incense, Sterno, kerosene, or oil lamps) are not permitted within **Residence** or any area of the **Property**. **Landlord** will not be responsible for any damage resulting from the use of such items.
6. Absolutely no pets allowed (other than specified by executed Pet Addendum) on the premise including: birds, fish, turtles, snakes, dogs, cats, hamsters, etc. If pet is specified in the lease all pet excrement must be cleaned up daily and properly disposed of in refuse container. **Resident** will be responsible for any expense incurred by management for removal of pet excrement.
7. All vehicles must be registered with **Landlord**. Storage of vehicles not used on a regular or daily basis is prohibited. This includes recreational vehicles, boats, trailers, camper shells, motorcycles, and disabled vehicles. Unauthorized vehicles will be towed away at the owner's expense. Parking lot(s) may not be used for washing vehicles or any mechanical work of any type. Park in designated areas only, between lines, not in front of dumpsters or curbs. Head in parking only. Motorcycles shall only be parked in the parking area or designated space and may not be parked on patios, balconies, under stairways, or in the **Residence**.
8. Do not store boxes and other items on top of the hot water heater in the closet. Storing items in this location poses a fire hazard. Clothes or other articles may not be hung over the banisters, balconies or fences. Also, canvas or bamboo curtains may not be hung in these areas. Balconies and porches may not be used as storage areas. Please keep windows clear of bottles, stickers, tapes, etc. Blinds must be visible from the outside.
9. Radios, stereos, and instruments may not be played in a loud manner, either in the home or the common areas.
10. Beer kegs are not permitted on the **Property**.
11. Please keep parking lot, recreation areas, laundry room and other areas clean.
12. For safety, keep gates closed and locked (where applicable) at all times.
13. Feminine hygiene articles are not to be disposed of in the toilets. Proper disposal would be by wrapping them in paper and discarding them in the garbage.
14. Do not use double-sided tape on the floors to hold carpets, area rugs or other items in place. The tape will leave permanent marks on the floor.
15. Aerial wires and other similar equipment are not to be installed. Modifications to existing cable wiring is prohibited. Cable service may only be provided by the established provider (Cox Communications, Inc.).
16. **Resident** may have alarm system monitored by the provider of their choice. **Resident** or **Resident's** provider shall not change the master code. A minimum \$50.00 fee will be charged if Master Code is changed.
17. If **Resident's** dwelling contains an overhead sprinkler system, **Resident** must take care not to unintentionally trigger the overhead sprinkler system in **Resident's** dwelling. **Resident** may NOT hang items from the overhead sprinklers. A simple depression of the sprinkler head will result in a total draining of water from the system. **Landlord** will not be responsible for any damage that occurs as a result of such situations.

**Resident** by signing acknowledges having received a copy of these Rules & Regulations.

\_\_\_\_\_  
Name (Please print clearly)

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date