



HOUSE RULES

Last Updated February 16th, 2025

GENERAL

This agreement is a separate incorporated addendum to the Residential Lease agreement between Owner and Renter. Subject to law, new rules and regulations or amendments to these rules may be adopted by Owner upon giving 30 days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Renter's rights. They will not be unequally enforced. Renter is responsible for the conduct of guests and their adherence to these rules and regulations at all times.

The latest version of these House Rules can be found at <https://fultonvilleapartments.com/houserules.pdf>

CONDUCT

- (a) Renter shall not make or allow any disturbing noise in the Premises by Renter, family or guests, nor do or permit anything by such persons which will interfere with the rights, comforts or conveniences of other persons. Renter's noise shall not be heard outside Renter's Premises.
- (b) All musical instruments, television sets, stereos, radios, etc., are to be played at a volume which cannot be heard outside Renter's Premises.
- (c) Improper, frequent or noisy use of car alarms, alarm "chirps," car radios, cassettes or CD players or other noise-making devices by Renter or Renter's guests is not permitted and may result in loss of parking privileges and/or termination of the Lease.
- (d) The activities and conduct of Renter and Renter's guests on the grounds, landscaped areas and parking areas must be reasonable at all times and not be annoying or disturbing to other persons, whether on the property or on neighboring properties.
- (e) Kegs of alcoholic beverages are not permitted on the Premises.
- (f) Consumption of alcohol is not permitted in or upon any exterior portion of the property.

CLEANLINESS AND TRASH

- (a) Renter agrees to keep the Premises clean and sanitary. Renter shall not accumulate trash or other materials which will cause a hazard or be in violation of any health, fire, or safety ordinance or regulation or attract vermin.
- (b) Renter agrees to keep Premises free from objectionable odors.
- (c) Renter and guests shall not deposit or permit litter on the property. Trash must be deposited in the appropriate exterior container. There is a large trash bin and a large recyclable bin for each unit. Items too large to fit in a trash container must be broken down so that they fit in the container. Renter is responsible for putting out and taking in trash containers on trash pickup days. Trash cans should be placed in front of the building only, not any neighbors. As of this writing, trash night is every Wednesday night, with pick up being very early Thursday morning. Trash cans should be out Wednesday night, and brought back in by the end of the day Thursday.
- (d) Renter shall not install, use or permit any in-sink garbage disposer.
- (e) Renter shall not place, keep or store any item on outdoor portions of the property, without written permission of the landlord. Outdoor areas include but are not limited to driveways and parking areas, lawns, trees, walls, fences, roof, balconies, window sills and any exterior area of the building. No signs, artwork or other items shall be placed in windows so as to be visible from outside the building.
- (f) Renter shall not place, keep or store any item in halls, stairways or the study room of the Premises without Landlord's written agreement.

- (g) Clothing, curtains, rugs, or any other item must not be shaken or hung outside any window, ledge, or balcony.
- (h) Because of the danger of leaking and floor damage, refrigerators may be placed only in the kitchen.
- (i) Renter will diligently clean up after their pet. Whether it's feces outside, or feces or urine inside, Renter will promptly clean up after any pet accident, for sanitary and odor purposes. Violations will result in a \$50 fee per incident and/or termination of lease.

SAFETY

- (a) If Renter needs emergency access into their unit because they left their key inside or otherwise do not have their key currently, they are encouraged to call a locksmith. However, if the landlord needs to have someone let them in, Renter agrees to pay a \$100 emergency unlock fee.
- (b) If Renter misplaces, loses or is otherwise without a key, Renter agrees to pay Owner a fee of \$25.00 for a new key. Renter will not copy keys to the Premises or lend keys to others.
- (c) Smoking is not permitted inside the house.
- (d) Incense and candles are not permitted on the Premises.
- (e) Firearms are not permitted on the Premises.
- (f) All appliances must be turned off before leaving the Premises.
- (g) When leaving for a period of more than a week, Renter shall notify Owner as to how long Renter will be away.
- (h) Renter agrees to obtain his/her own Renter's insurance policy to protect his/her belongings in the event of flood, fire, theft or other loss or damage. Owner is not responsible for loss or damage to Renter's property.
- (i) Bicycles and scooters are not permitted inside the building. Owner is not responsible for damage to, or loss of, vehicles, bicycles, scooters or any other property of Renter.
- (j) Children on the premises must be supervised by a responsible adult at all times.
- (k) No pools allowed on property
- (l) Cooking devices, such as grills, intended for external use only may only be used outside
- (m) No fire pits on premise
- (n) No painting or otherwise altering the property without express written permission of the landlord

PARKING

- (a) There is very limited off-street parking on the property. Each Renter is allowed only one vehicle parked on the property. Renter shall not assign or sublet parking spaces or allow other persons to park on the property.
- (b) Renter agrees to use parking spaces only for operable, licensed, insured and currently registered passenger vehicle(s).
- (c) Renter shall not wash, paint or repair vehicles on the property.
- (d) Owner may tow away any unauthorized vehicle without notice at the vehicle owner's expense.
- (e) Owner is not liable for any damage or theft occurring to Renter's vehicle or its contents while parked on Owner's property.
- (f) Any vehicle that is leaking any substance must not be parked on the property, and Renter shall be responsible for the cost of repairing damage caused by such leakage.
- (g) There is no guest parking on the property.
- (h) No boats, RV's or ATV's on the property. No trailers hitched or unhitched to vehicles on premises.
- (i) Renters shall not park on neighbors' properties, including parking lots across the street. Renters will advise any guests that they should not park there as well.

AGREEMENT

The undersigned Renter(s) acknowledge having read and understood the foregoing.

RENTER: _____

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