

SPARTA505 HOUSE RULES AND REGULATIONS
Effective 11/01/2021

1. This is an addendum to and becomes part of the Lease agreement between Landlord and Tenant.
2. Tenant and their visitors should strictly observe these house rules. Violators are subject to the following fines in addition to the cost of any remedial/cleaning actions:
 - a. First offense - \$100
 - b. Second offense - \$200
 - c. Subsequent offense – \$400 + possible termination of lease for breach of contract
3. The NO SMOKING rules also include marijuana, and any electronic smoking devices using marijuana. Growing of marijuana is prohibited. **The Smoke Free Lease Addendum shall rule should there be any conflicts between said Addendum and this House rule.**
4. Tenants shall be entitled to quiet enjoyment of the premises, and shall respect such rights of other tenants by not making loud or disturbing noises during the hours from 11pm to 8am.
5. No riding bicycles or other activities that may endanger pedestrians in the common areas.
6. All personal items including but not limited to, recreation, health, sports and/or hobby equipment, tools, brooms, cleaning supplies, recyclables etc, shall be kept out of view. No rugs, towels, articles of clothing and/or linens, or any such items shall be hung on the exterior of the building, on balconies or patios, or in any common areas. No mops, brooms, or rugs are to be shaken from the same, or from open windows.
7. Highly combustible or hazardous items such as gasoline are prohibited and shall not be used or stored anywhere on premises or exterior storage rooms or any common area.
8. Occupancy by guests for more than ten days in any six-month period is prohibited without Landlord's written consent and shall be considered a breach of the Lease Agreement.
9. Tenants are responsible for the conduct of their guests.
10. Tenants shall park their vehicles in their assigned parking space(s) only. Guests shall park on the street or Tenant's assigned space. Unauthorized parking is subject to towing at vehicle owner's expense.
11. Tenants shall not wash their vehicles or use any of the water bibs for personal use on the premises.
12. Tenants shall keep their units and any exterior storage rooms in good and clean condition and free from any objectionable odors.
13. Tenants or their guest shall not litter in the common area.
14. Pets should be on leash at all times in the common area. Tenants shall clean up after their pets in the common area.
15. No burglar alarm system shall be installed by Tenant without prior written consent of Landlord. If installed, Tenant shall provide instructions to Landlord on how to disarm such system.
16. BBQ Grills are NOT allowed.
17. Tenant shall not solicit other tenants for any services or donations.
18. Tenant shall not bring any devices into their units that does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which may interfere with TV or internet services.
19. If Tenants lock themselves out, it will cost \$10 to obtain a one-time code to open the front door to the unit during business hours; and \$100 if it happens afterhours or weekend

I have received, read, and understood the House Rules and Regulations for Sparta505.

Tenant: _____

Date: _____

Note: The House Rules are subject to modification during the lease term with 30 days notice.