

SPARTA505 HOUSE RULES AND REGULATIONS

Effective 10/10/2022

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. 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.
4. No riding bicycles or other activities that may endanger others in the common areas.
5. 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.
6. 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.
7. 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.
8. Tenants are responsible for the conduct of their guests.
9. 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.
10. Tenants shall not wash their vehicles or use any of the water bibs for personal use on the premises.
11. Tenants shall keep their units and any exterior storage rooms in good and clean condition and free from any objectionable odors.
12. Tenants or their guest shall not litter in the common area.
13. 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.
14. BBQ Grills are NOT allowed except the two provided by Landlord in the courtyard.
15. Tenant shall not solicit other tenants for any services or donations.
16. 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.
17. Any and all pets must be approved before the pet can move in and subject to the terms and condition of Pet Addendum and/or Emotional Service Animals Addendum. A pet deposit and a monthly pet fee applies. Please refer the two mentioned addendums for detail.
18. Smoking is strictly prohibited in the premises, please refer "Smoke Free Lease Addendum" for detail.
19. Any illegal and/or drug-related illegal activity will be a material violation of the Lease and cause for immediate termination of lease. Please refer to "Lease addendum for crime- Free/drug-free housing" for detail.
20. Every unit is separately metered. The monthly cap for electricity usage is \$35 per tenant. Monthly cap for water & sewer is \$50 per tenant. No balance can be carried forward or backward. Any monthly overage will be divided by the number of head count in the unit and charge to tenant's account accordingly.

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.