

Meadows Crossing Rules & Regulations

1. In addition to the terms, covenants, and conditions contained in this Lease, Tenant covenants and agrees to be bound by the Meadows Crossing Rules And Regulations, including any rules posted on the Property, e.g. Pool & Spa Rules ("Rules And Regulations") applicable to all tenants and their guests. Tenants will be held responsible for the actions of their guests.
2. Landlord reserves the right to alter, modify, and amend these Rules And Regulations, provided that such amendment, modification or alteration shall serve the purpose of reasonably preserving the Personal Property, Bedroom, Unit and Common Areas of the Community ("Property") and the rights and interests of the tenants of the Community to quiet enjoyment of the Property.
3. Tenant shall be responsible for all damage or injury resulting from any violation of the Rules And Regulations, including damages caused by Tenant's guest(s).
4. The commodes and other water apparatus such as toilets, dishwashers and garbage disposals shall not be used for any other purpose other than that for which they are constructed nor shall any sanitary napkins, tampons, disposable diapers, sweepings, rubbish, rags, paper towels, excessive food matter or any other improper articles be thrown into the same. In addition, Tenant will be charged for any toilets and garbage disposals that have been clogged by foreign objects.
5. Tenant will maintain a minimum temperature of 55 degrees F and a maximum temperature of 80 degrees F in the Unit. Notice shall be given to Landlord if the Unit is not going to be occupied for a period of time in excess of 14 days. Upon leaving the Unit for an extended period of time, Tenant shall provide for daily inspection of the Unit during cold periods and this inspection shall include checking on the heating system to ensure that proper heat levels are being maintained. Tenant is responsible for any damage to the Unit that occurs because heat was turned below 55 degrees F, or turned off. KEROSENE BURNERS OR ANY TYPE OF AUXILIARY HEATERS ARE PROHIBITED, i.e. space heaters.
6. No sticky materials whatsoever or large nails, hooks, screws or string lights (such as holiday decorations) are to be put in/on walls or ceiling. Small nails (such as brads) may be used in walls to hang pictures. Painting labor and supply costs will be charged to Tenant for damage repairs for excessive holes, dark marks, sticky materials, large nail holes, marks on ceilings or any other repair and painting costs exceeding normal wear and tear.
7. All bicycles and motorcycles shall be kept in designated areas.
8. Tenant shall permit only his or her family members, and invited guests, if accompanied by the Tenant, to use the recreational facilities, provided by the Landlord at the Community. All such recreational facilities shall be used by such persons only in strict compliance with Rules And Regulations from time to time adopted by the Landlord with respect to such recreational facilities.
9. If applicable, Internet and network access may be provided by a service provider to the Community. All Rules And Regulations issued from time to time by Landlord, Landlord's Agent, or Landlord's service provider with respect to Internet and network access, shall apply to Tenant's use thereof. Charter Communications will be the service provider and its Acceptable Use Policy can be found at <http://www.charter.com/visitors/Policies.aspx?Policy=6>. Landlord or Landlord's Agent may, at its discretion from time to time, change the service provider and make changes to the network access system.
10. Windows and doors at the Unit shall not be obstructed by Tenant. If Landlord provides blinds on windows, then such blinds shall not be removed by Tenant. If Tenant installs draperies, Tenant shall remove them at the end of the Lease Term, and any damage to the Unit shall be repaired by Tenant at Tenant's expense. Any window treatment installed by Tenant shall have white backing. Tenant shall not throw anything out of the windows or doors. Tenant shall not leave windows or doors open during inclement weather. Landlord shall not be liable for any damage to the Unit resulting from tenant's opening or closing doors or windows during inclement weather.
11. Clothing, sheets, signs, etc. shall not be hung from windows, porches, or balconies of the Unit. Tenant shall keep neat and clean all patios, porches and balconies of the Unit and shall not use the same for storage of automobile tires, firewood or other unsightly or heavy items. Only outdoor furniture and related patio items may be placed on any patio, porch or balcony. Use of colored light bulbs in any exterior fixture is prohibited. Inappropriate material or graffiti on windows, sidewalks or exterior buildings shall not be permitted. Fines may be issued at Landlord's discretion.
12. Washing vehicles and performing mechanical work at the Community is prohibited unless special areas are designated in Landlord's sole discretion. Parking of race cars, junk cars or storage of any vehicle that is not operable is prohibited. Parking of boats, recreational or commercial vehicles is prohibited.
13. Tenants are not permitted in attics, in water meter closets, on rooftops, on carports, on mailboxes or within the fenced storm water detention area. A \$500.00 fine will be assessed for any violation. Tenants are not permitted in the pool area outside pool hours. Tenant will be charged \$200.00 for each violation. Repeated violations will result in fines being increased and/or eviction.
14. Beer kegs may not be brought to the Community. Tenant will be charged \$600.00 per beer keg, and may be evicted.
15. Tenant may not move into the Unit until the Security Deposit has been paid and each utility has been placed in the name of one of the tenants of the Unit, and the Personal Guaranty of the Lease has been signed. For any utility placed in Tenant's name, Tenant shall provide Landlord with the confirmation numbers from the utility companies prior to moving into the Unit.
16. If Tenant misplaces his/her key, Landlord may loan a key to Tenant during normal business hours. Proof of I.D. and a \$20.00 charge will be required if Tenant is locked out after normal business hours. If a key is lost or not returned at the end of the Lease Term, Landlord will charge Tenant \$100.00 for changing locks.
17. If Landlord provides a cable TV box, Tenant agrees to pay its pro rata share of the \$250.00 replacement cost in the event that it is lost or damaged.
18. Misuse of fire alarms by Tenant or Tenant's guests will result in a charge to Tenant of \$1,000.00 plus any municipal, fire department, or police department charges.
19. Tenant will be charged \$100.00 for each incident of disrespecting Landlord's employees and/or agents. Tenant will be charged \$100.00 for speeding violations in the parking lots.
20. Tenant will be charged according to the following rate schedule for damages and violations of the Rules And Regulations **and for any other applicable damages and rule changes not listed below**:
21. In the event that Tenant is charged for repairs, mishaps/violations of the Rules And Regulations, unpaid utilities, or any other obligation of Tenant and/or Tenant's guest(s) per the Lease, then Tenant will pay the amount due Landlord by check or money order. Any amounts that remain unpaid after the due date will be subject to a late fee of \$5.00 per day. Any check or money order should be made payable to Meadows Crossing and hand delivered or mailed to Landlord, or Landlord's Agent, per Section 2 of the Lease.

a. Smoking in Unit	\$ 1,000.00	I. Party fee	\$ 500.00	v. Refrigerator door replacement	\$ 200.00
b. Animal violation charge	\$ 3,500.00	(more than 16 people including the tenants of the Unit)		(excludes B/F Unit)	
c. Weapons violation	\$ 1,000.00	m. Disrespecting Landlord's employees and/or agents	\$ 100.00	w. Freezer door replacement	\$ 200.00
d. Insufficient funds check return	\$ 30.00	n. Speeding in parking lot	\$ 100.00	(excludes B/F Unit)	
e. Lockout after office hours	\$ 20.00	o. Early utility transfer	\$ 200.00	x. Mattress cover replacement	\$ 80.00
f. Lost mail key	\$ 30.00	p. Lost/damaged cable TV box	\$ 250.00	y. Damaged or lost screen	\$ 50.00
g. Sublease fee	\$ 300.00	q. Small mini blind replacement	\$ 25.00	z. Holdover Fee	\$ 60.00
h. Illegal occupant (per occurrence)	\$ 500.00	r. Large mini blind replacement	\$ 50.00	(Hourly rate for late move-out)	
i. Beer keg	\$ 600.00	s. Damaged door	\$ 250.00	aa. Tampering/Removal of Bike Rack	\$ 500.00
j. Noise violation	\$ 200.00	t. Damaged door and doorjamb	\$ 350.00	bb. Littering fee	\$ 100.00
k. Use of Fireworks	\$ 500.00	u. Refrigerator replacement	\$ 600.00	cc. Combustible material stored near furnace	\$ 200.00
		(excludes B/F Unit)			

CHECK OUT PROCEDURE

1. All extinguished light bulbs must be replaced by Tenant otherwise Landlord will replace them and charge \$10.00 per light bulb. Dead 9-volt smoke alarm batteries must be replaced by Tenant. Otherwise Landlord will replace them and charge \$5.00 per smoke alarm.
2. Return all keys and parking permits in an envelope labeled with the Unit # to Landlord or Landlord's Agent when vacating and obtain a receipt from Landlord or Landlord's Agent. Do not leave keys at the Unit. Failure to return keys will result in a lock change charge of \$100.00.
3. All carpets must be thoroughly vacuumed. All other floors must be cleaned (vacuumed and washed) including edges near baseboards and cabinets.
4. All furniture must be clean (vacuumed, dusted and cleaned with a non-wax cleaner such as Windex). Stove, microwave, refrigerator, exhaust fan, and sinks must be thoroughly cleaned. Burner pans must be replaced by Tenants otherwise Landlord will replace them and charge \$5.00 per burner pan. Do not turn refrigerator off; simply defrost and turn to the lowest setting. Bathroom fixtures must be thoroughly cleaned and free of residue. Mini-blinds must be cleaned or replaced.
5. All light fixtures, doors, baseboards, trim, and cupboards must be cleaned. Windows, window blinds and screens must be washed.
6. Remove all personal effects including food and trash.
7. Exterior of the Unit must be clean and free of debris, including removal of cigarette butts. This includes porches, decks, steps, and grounds adjacent to the Unit.
8. If these cleaning procedures are not followed then Landlord will charge from up to \$60.00 for additional cleaning services.
9. Tenant must drop off keys by 12:00 midnight on the day of move-out, otherwise Tenant will be charged a holdover fee at a minimum rate of \$60.00 per hour for late move-out, and Tenant may be subject to additional charges per Section 1 of the Lease.
10. Tenant must complete a "Change of Address" form with the United States Postal Service for Tenant's mail. "Change of Address" forms are available at www.usps.gov.
11. Tenant must return bedroom cable box only to Charter Communication. Charter Communication locations can be found by going to <https://www.charter.com/browse/store-locations#search>.