

Tuscan Bend Apartments Rules and Regulations

Apt. #	Lessee's Names

THE LESSEE HEREBY AGREES TO BE BOUND BY THE FOLLOWING:

Lessee(s) hereby agrees that the Rules and Regulations may be amended from time to time by Lessor. It is agreed that the violation of any such Rules and Regulations by Lessee(s) shall constitute default in the terms of the lease. Lessee(s) hereby acknowledges that he/she has read and received a signed copy of the Rules and Regulations.

NOISE: No resident shall make, or permit to be made by family or guest any disturbing noises or interfere in any way with the rights of other residents, day or night. No disorderly conduct shall be permitted. Music, televisions, stereos, and the like, should be played at a reasonable volume. Activity in common areas should not interfere with the quiet enjoyment and comfort of other residents.

PARTIES: The number of patrons attending the party should be sufficiently small to allow the host to exercise control over the group. Residents shall be held fully responsible for all invited or uninvited guests. The notifying of a resident's neighbors that a party is planned will not relieve a resident from adhering to this regulation.

WINDOW COVERINGS AND SIGNS: No window coverings of any kind are allowed with exception to those provided or approved by Lessor in writing. No signs, awnings, or advertisements shall be placed upon the exterior of the premises.

PARKING: Parking space for use by residents is on a first come basis unless designated by us in some other manner. No auto or any other vehicle may be parked on the grass, in front of dumpsters, or in any other area not appropriately marked for vehicle parking. All vehicles must be currently licensed and in good operating condition. Any violation of the aforementioned rules will subject the vehicle to being towed without notice at the owner's expense. You agree to hold us harmless and indemnify us if we are required to tow the vehicle of your guests. We will not be liable for damages arising as a result of towing. The speed limit in the parking or drive areas is 10 mph.

PET CONTROL: Lessee shall keep any dog, cat, or other similar pet allowed on a leash at all times that the pet is outside the Lessee's apartment. Lessee agrees not to leave any pet tied outside of Lessee's apartment in any common area. Lessee agrees to clean up the pet excrement and properly and promptly dispose of said excrement in the garbage dumpster.

PATIO/BALCONY/PORCHES: Only patio style furniture and plants will be allowed on private patios, porches or balconies. These items will not be allowed in common areas. No clotheslines, hanging or placement of rugs, towels, mops, coolers, articles of clothing, rubbish, paper boxes, etc., on or over patio/balcony rails, window sills, passageways, front or rear doors of the building are allowed.

STORAGE: The Lessee(s) will not allow any bottles, cans, baby carriages, bike, wagons, or any other similar items to be stored in front of building or under any of the stairways.

EXPLOSIVE: Storage of kerosene, gasoline, flammable or explosive agents is prohibited. NO gas grills or charcoal grills are permitted.

GARGAGE: Please empty garbage on a daily basis so as not to attract rodents and insects. Use plastic bags to contain garbage and tie before placing into dumpster. Garbage of any kind left outside the apartment which has to be removed by management will incur a \$25.00 removal fee. Outside garbage containers other than those provided by Lessor are forbidden on the premises. Residents are expected to maintain the cleanliness of their patio and immediate vicinity and not to litter.

ADDITIONAL LOCKS, BOLTS OR LOCK CHANGES: To insure emergency access, no additional locks or bolts to the doors or windows are to be made or added without Lessor's written consent. If a new lock or attachment is installed with our written permission, you must provide us with a key. Lessor will replace your locks at your request for a \$25.00 lock replacement fee. Please understand that all (and only) the current residents named on the lease agreement will be given keys to the door locks.

AERIALS: Resident agrees that no radio wires, satellite receivers or television aerials or their appurtenances shall be placed on any building or fence.

WATERBEDS: No waterbeds or other liquid furniture are allowed unless Lessee provides an insurance policy as required pursuant to Florida Statute 83.535. As a prerequisite to using a flotation bedding system in the premises, Lessee must provide, in Lessee's name, flotation insurance as is standard in the industry in the amount of \$100,000.00 with a loss payable clause to Imperial Courts, Inc. dba Tuscan Bend Apartments to protect Lessee and Lessor against personal injury and property damage to the subject premises and surrounding properties. Said insurance policy shall carry a loss payable clause in favor of Lessor. Flotation bedding systems which violate applicable building codes are prohibited.

USE OF AMENITIES: All guests (limit of two per resident) must be accompanied by resident when using any of the amenities: pool, fitness center, lounge and Laundromat. No pets or alcohol will be allowed in or around said amenities. Children must be accompanied by an adult when using said amenities. Residents can lose the privilege to use amenities for violation of any posted rules.

USE OF POOL: Please enjoy the use of the pool in accordance with the rules posted. All children at the pool must be accompanied by an adult. Children are not allowed to wear diapers or pampers in the pool but must wear appropriate pool swim wear protective undergarments.

READ THIS AGREEMENT BEFORE SIGNING

Lessee(s) Signatures:

Dated:

Manager's Signature