

Rules and Regulations for Bullion Apartments, LLC



RULES, REGULATIONS, AND MANAGEMENT POLICY

To benefit all residents and to insure proper use of both the rented premises and the entire property, Tenants agree to comply with the following Rules and Regulations. These Rules and Regulations are part of Tenants' Lease.

BUILDING RULES

1. Tenants will use the **premises for residential purposes only**; will not conduct any business in or from their premises; will obey all laws, ordinances, and health regulations; and will do nothing that may injure the reputation or condition of the building or its owner. Solicitation of any kind, by guests or Tenants, is prohibited at all times.
2. Tenants will not do anything or keep anything in or about the premises that **in any way will increase the risk of fire** or that may conflict with fire or insurance regulations. Candles are prohibited.
3. Tenants shall respect the rights of all other tenants/occupants of the building **peace and quiet and will not disturb** any of them unreasonably by shouting or other loud use of his or her voice, with noise, music, radios and televisions, odor, or in any other way. All abusive, disorderly, violent, or harassing conduct by a Tenant, including but not limited to abusive and/or foul language, sexually explicit comments toward tenants, occupants, or management is prohibited and is grounds for immediate termination of tenancy. Likewise, vandalism of any kind by a Tenant on or to Landlord's property is prohibited.
4. Tenants are responsible for the **behavior of any and all of their guests, visitors, and invitees**. Such persons may not break Tenants' Lease or these Rules and Regulations. Tenants are responsible to pay for any damages or clean-up resulting from the conduct of their guests, visitors, and invitees.
5. Except for controls in Tenants' premises, intended for Tenants' use, Tenants will **not operate any other controls relating to the building's utility services** without the expressed, written, prior approval of Landlord. This includes but is not limited to heating and air conditioning, water and sewer, gas, electric (including lighting), laundry, garbage or other equipment. **Excessive utility use will result in a fee.**
6. Tenants will **not obstruct entrances**, public areas, hallways or other corridors, stairs, exits, elevators, lobbies, driveways, parking areas, walks, or fire escapes. Tenants are responsible for snow removal including stairs.

7. Tenants will **not drive any nails, screws, thumbtacks or pins into walls**, floors, tiles, ceilings, woodwork, or partitions; will **not drill holes** or fasten any article on any part of the premises, or damage or deface the same. Pictures may be hung, with 3M Control Tac Hangers. Use of tape, glue, or adhesive of any kind is not permitted. Nothing, including clothes, towels, pictures, or any other item, shall be hung from ceilings, pipes, sprinklers, or any fixtures of the premises.

8. **Unless provided by the Lease, animals are not allowed at any time**, under any circumstance, except for legally authorized guide dogs.

9. Tenants will **not** add or in any way **change locks** or keying. **No additional or replacement locks** of any type will be installed on any door without the written permission of Landlord.

10. Blinds come standard with each unit. **No additional blinds, shades, materials or screens** shall be attached to, hung in, or used in connection with any window or door of the premises without prior written consent from Landlord.

11. Tenants **will not varnish, paint**, paper, or otherwise decorate any walls, floors, doors, woodwork, or cabinets without prior written permission of Landlord. All restoration costs (even if decoration was with permission) **will be at Tenants' expense**, but must be supervised by Landlord.

12. **No vehicle or bicycle shall obstruct a drive or in any way interfere with others' access thereto**, nor shall they be parked on lawns, shrubberies, patios, walkways, or lawn extensions. Vehicles **shall not be repaired, lubricated, or washed on driveways or in parking** areas of the premises. Any vehicle of Tenant or of Tenants' guests or invitees **that leak oil or hydraulic fluid (which damage blacktop) must be removed**, and Tenant is responsible for any cleanup including environmental cleanup, and repair.

13. Tenants will act reasonably to **conserve water and energy**, and will report running toilets and faucets to Landlord for service. Tenants will not **make unreasonable use of heat, leave windows open during cold** weather, or leave televisions or other permitted devices on and unattended. Tenants will **not remove screens** from the windows, even briefly.

14. Tenants will **not install any aerial or antenna**, and they will not erect or use any radio transmitters in the premises without prior written permission from Landlord.

15. Tenants will use toilets, tubs, and sinks only for their primary purpose and will **never use them to dispose of sweepings, rubbish, rags, garbage, sanitary napkins, or other items likely to clog them**. Tenants are liable to pay Landlord for any expense it incurs for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.

16. Tenants will keep/store **any personal property only in their premises** or in such space as Landlord may assign them in writing, but storage of kerosene, gasoline, or other flammable or explosive agents is always prohibited. Landlord is not responsible for any items left in the premises at the end of the Lease term.

17. **Trash and garbage, shall always be bagged and placed in the trash and recycle containers** provided by Landlord, and container lids, if any, must be kept tightly closed at all times. No loose trash shall be placed in containers. No hazardous substances may be disposed of in the garbage containers, but must be disposed of as required by applicable health and safety regulations and codes. All containers must be locked at all times and is the tenants responsibility.

18. Tenants will perform reasonable housekeeping in their premises to **maintain them in a clean, neat, and sanitary condition.**

19. Unless expressly permitted by Landlord in writing, Tenants shall **not display any signs, flags,** pennants, placards, advertisements, notices, pictures, ornaments, stickers, handbills, or other lettering so as to be visible on the outside of the building or the premises.

20. Tenants will **never go on the roof of the building for any reason.**

21. **Waterbeds and weight lifting equipment are prohibited** at all times. Air conditioners, microwave or other ovens, space heaters, hot plates, washers, dryers, and refrigerators beyond those supplied by Landlord are prohibited without prior written permission of Landlord.

22. **Smoking or Vaping is not permitted at any time** in the building, including entrances, driveways, all grounds, and including the premises.

23. Tenants **will not remove batteries from smoke detectors** or in any other way disarm them.

24. **Possession, sale, or use of any illegal drug or drug paraphernalia** in the premises or the building is prohibited.

25. **Landlord provides light bulbs for all fixtures at the beginning of the Lease term.** Tenants will replace light bulbs in all lighting fixtures in the premises during the Lease term and will leave proper working light bulbs in all lighting fixtures at the end of the Lease.

26. **Possessing, using, or storing lethal weapons anywhere in the building is prohibited.** "Lethal weapon" is defined as any deadly weapon which, from the manner used, is calculated or likely to produce death or serious bodily injury. This includes, but is not limited to: all firearms, hunting knives, switchblades, bows and arrows, machetes, or other knives.

27. Maintenance requests shall be submitted in writing to Landlord at www.bullionapartments.com/Tenant. **Maintenance problems should be reported immediately.** Specifics of the problem, to the extent possible, shall be included in the request. Tenants are strictly liable to reimburse Landlord for repair of any damage caused by violation of any of these Rules by Tenants or by their guests.

28. Home sharing (AirBnB, etc...) and sub-leasing is prohibited. ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY AND LEASE SHALL OCCUPY THE APARTMENT. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS LEASE/RENTAL AGREEMENT.

29. No outside water hookup or use. (Car washing, etc...)

30. Rent payments, whether whole or partial, which are five (5) days delinquent cause administrative expenses to the Landlord. A LATE PAYMENT FEE (\$25.00) WILL THEREFORE BE CHARGED ON ALL RENT UNPAID AS OF THE 6TH DAY OF THE MONTH OF DELINQUENCY. EACH ADDITIONAL DAY A (\$10.00) FEE WILL BE ADDED. THE RENT SHALL BE DECLARED OWING FROM THE DATE FIRST DUE AND ALL LATE CHARGES SHALL BE ENFORCED. NO EXCEPTIONS WILL BE MADE TO THIS RULE

31. Tenants shall not throw or sweep any items or debris from any window or door. **No littering of papers, cigarette butts, gum, chew spit or trash is allowed.**

32. Tenant shall **not make any changes in electrical wiring** nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located.

33. No table cloth, dust cloth, towels, curtains, rugs/carpets or articles of clothing shall be hung or shaken from any window, door or porch.

34. The following items **shall not be considered as natural wear and tear** to the premises, but shall be considered as damage to the premises and subsequently the cost of repair will be deducted from any security deposit.

-Holes in walls and woodwork. Careless care of paint in the apartment.

-Spray painting or marking on interior/exterior walls.

-Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls floors or ceilings.

- Damage done to seeded area and shrubs around apartment such as digging, uprooting, rampling, etc...
- Water damage caused by overflow of kitchen/bathroom sinks, bathtub, wash machine or by failure to close windows or doors during inclement weather, thereby exposing interior of apartment to elements.
- Broken windows/glass: windows, storm windows, storm doors, etc...
- Failure of tenant to leave apartment and appliances clean upon termination of this lease/rental agreement.
- Failure of tenant to regularly clean and maintain carpeting.

35. Children on the premises must be supervised by a responsible adult at all times.

36. Landlord is permitted to enter the apartment or premises with a 24-hour notice. Notice will be given by email and phone or text message.

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease, and we agree to comply fully with all requirements of our Lease, including these Rules and Regulations.

Tenant Signature: _____

Dated: _____

Bullion Apartments, LLC Signature: _____

Dated: _____