

RULES AND REGULATIONS

It is Landlord and Management's intention and purpose to operate the townhome complex as the outstanding residential development in this area. The Management will strive to render prompt, efficient service and to maintain the complex in a first class manner. Your cooperation in observing these rules and regulations will assist the Management in keeping this complex an attractive and pleasant place in which to live. Any expense incurred by the Management as a result of a violation of these rules and regulations, will be assessed against the Tenant responsible.

NOTE: PURSUANT TO THE TERMS OF YOUR LEASE, THESE RULES AND REGULATIONS ARE A PART OF YOUR LEASE AND YOU ARE OBLIGATED TO OBSERVE THEM.

A. ENTRANCES, WINDOWS, and PORCHES

1. The sidewalks, entryways and stairways shall not be obstructed by Tenant, or used for any other purpose than ingress and egress. Lawns and other common areas are to be kept clear of furniture, bicycles, trash, etc.
2. No signs, clothing, sheets, towels, etc. shall be hung from the windows, rails, or porches or aired or dried in the yard space, but all airing and drying shall be done in the places, if any, which are specifically provided for such purposes.
3. Nothing shall be thrown out of windows. Tenants must observe care not to leave windows or doors open during inclement weather. Tenants shall be liable for any damage to paint, plaster, cabinets, carpets, floors, or other parts of the townhome resulting from failure to follow this rule.
4. Tenant shall not cause any lock or hook to be placed upon any door or window without the consent of the Management. If any additional lock or safety device of a type approved by Landlord is desired, the Management shall install the same at the request of Tenant, at Tenant's expense. Any such additional lock shall thereafter be removed only by Management.
5. No exterior alterations will be permitted, including clotheslines, green houses, fencing or screening of any kind. No plastic or any other covering may be placed over the windows on the exterior of the building.
6. All decks, patios, or walks shall have no unsightly items kept outside or in the sight of outdoors for any period of time.
7. No cigarette butts shall be thrown on lawn, drive, or breeze way areas. Cigarette butts should be disposed of properly.
8. No parking except in common designated striped slips
9. All Tenants and guests of Tenants should use walkways avoiding grass area as walkways.
10. **Tenant will be assessed a \$50 lock out fee if Management is called after clubhouse hours to unlock unit.** Management does not guarantee to come out after hours to unlock unit. Unit will only be unlocked for the Tenant only, when Management is available to do so.

B. POOL

1. The pool is provided for use of Tenants and guests only.
2. All guests must be accompanied by Tenant and limited to one person per tenant. Tenants are responsible for the actions of their guests.
3. There is to be no glassware such as beer, soda, or wine cooler glass bottles in the pool area at any time. **A \$100 fine will be assessed to the Tenant for any glass in the pool area brought in by Tenant or guests of Tenant.**
4. Proper swimming attire must be worn in the pool.
5. No loud music is to be played in or around the pool area.
5. Pool hours are 9 a.m. to 9 p.m.
6. Tenant agrees to use the pool at their own risk. No lifeguard is on duty at any time.
7. Tenant agrees to abide by the pool rules as they are posted in the pool area at all times.
8. Our rules and regulations are for the protection and benefit of all to assure a safe and sanitary operation. Your cooperation will afford pleasant relaxation to all.

C. FITNESS ROOM

1. The fitness room is provided for use of Tenants only.
2. Tenants must use the fitness equipment in the manner in which it is intended to ensure the safety of others.
3. Tenants assume all risks associated with the use of the fitness room.
4. Tenant using fitness room must be responsible in making sure all windows and doors are closed properly when exiting.
5. All fitness equipment must stay in fitness room at all times.

D. **DISTURBANCE OF OTHER TENANTS**

1. All radios, television sets, surround sound systems, etc. must be turned down to a level of sound that does not reasonably disturb any other Tenant.
2. No band instruments (saxophones, trumpets, etc.) shall be played in the townhome at any time.
3. Tenants and guests shall at all times maintain order in the townhome and at all places in the townhome complex, and shall not make or permit any loud or improper noises, or otherwise disturb other Tenants.
4. Tenants may have guests; if in so doing Tenants insist that order prevails and that boisterous conduct be avoided. No loud parties, drunkenness, or immoral conduct will be permitted. No conduct shall be tolerated which interferes with sleep or comfort of other Tenants.
5. Do not place stereo speakers directly on the floor or against a wall because vibrations transmitted from them may disturb Tenants in adjoining townhomes.

E. **UNNECESSARY DAMAGE**

1. Tenant is responsible when leaving the townhome at any time, for closing all windows, closing all water faucets, turning off all electrical appliances not in use, and maintaining the temperature in the townhome at a level that will keep the water pipes from freezing in cold weather and locking the apartment entrance doors, thus avoiding possible damage from water, fire, storms, rain, freezing or other causes.
2. The trees and shrubbery are a vital and valuable part of the premises, and each Tenant shall be liable to assessment for damages for any mutilation or defacing thereof, for which he is responsible.
3. Tenants will be held responsible for any physical damage to the interior or exterior of the building due to acts they or their guests maliciously inflict. This shall include, but not be limited to: pickets, glass doors or windows, interior and exterior walls, interior and exterior doors, other Tenant's personal possessions located on the balconies or patios.

F. **DISPOSALS**

1. Make sure the COLD water is flowing strongly prior to the disposal being turned on and waste inserted. Also allow the water to flow after the waste is ground up to permit flushing of the traps. Banana peels, cigarette filter tips, celery, corncobs, corn husks, bones, metal and glass shall not be inserted into disposals. ***If a repairman must be dispatched to remove metal such as bottle caps, glass, silverware and other inappropriate materials from the disposal, the service shall be billed to the Tenant.***

G. **TRASH**

1. Only trash in closed plastic bags are to be placed inside the dumpster; all boxes must be broken down. Do not put any hazardous materials, including chemicals and medical supplies, in dumpster. No trash shall be left on the ground in the dumpster enclosure.
2. Dispose of your garbage and trash regularly as they may attract rodents and insects. At no time should trash be left on front or back porches. ***A fine will be assessed to the Tenant if Management has to ask Tenant to dispose of trash left on porches.***
3. Tenants are responsible for cleaning and removing trash and debris from any area including driveway and lawn.
4. Tenants may use either set of dumpsters located in complex at any time. Appliances, furniture, and Christmas trees are not to be placed in trash dumpster. Contact City of Columbia for instructions on where to dispose of these items.

H. **REFRIGERATORS**

1. Do not use abrasive materials when cleaning.
2. Do not place items in or around the ice maker which could damage or prohibit the ice maker from working correctly.

I. **STOVES**

1. The stove in the townhome requires continuous attention. If meat juices, etc. bake on the oven over a period of months, they will become almost impossible to remove. A thorough cleaning of the oven once a month with a spray-type cleaner is recommended. Do not use any caustic spray-type oven cleaner on any part of the outside of the stove. Burner plates, grates and broiler pans may be covered with aluminum foil to facilitate cleaning. Oven cleaner will discolor floor covering. Be sure to cover the floor around the stove before spraying oven cleaner in the oven. If floor covering is discolored, damage will be charged to the Tenant.

J. **PLUMBING REPAIRS**

1. Lavatories, sinks, toilets, and all water and plumbing apparatus shall be used only for the purposes for which they were constructed. No flushing of feminine hygiene products, contraceptives, paper towels, rags, tobacco, ashes or other substances. ***Any damage to such apparatus, including the cost of repair and the cost of clearing stopped plumbing resulting from misuse by Tenant shall be billed to the Tenant.***
2. Tenant must first attempt to unclog toilets, sinks, tubs, etc. If assistance is needed by management personnel, unless emergency service is needed due to overflowing, assistance will be provided during business hours.

K. **CARPET STAINS**

1. Immediately report carpet stains to the Management that requires professional removal. If stains go unreported, you will likely be charged for full room replacement costs.

L. **DRAPERIES**

1. Unless Tenant shall have received Management's prior consent, all draperies and other window coverings placed in the townhome by Tenant shall have a neutral backing. In any event, the use of foil, laminates or paints on any window is strictly prohibited. Should the attachment of draperies or other window treatment require the use of fixtures not already in place in the townhome, Tenant shall first obtain the consent of Landlord as to the means, method, and manner of attachment.

M. **PICTURES AND WALL DECORATIONS**

1. Do not hang pictures or wall decorations by the use of substances that adhere to the wall (such as wall decals, paste type wall hangers or tape). For hanging pictures or other wall decorations use only picture-hanging nails, tacks, pins, or small screws. ***If wall repair is needed as a result of wall hangings/decorations, it will be done so at the expense of the Tenant.***
2. Tenants must obtain the approval of the Management prior to hanging or installing large or heavy items (such as hanging lamps or plants).

N. **LIGHT BULBS/BATTERIES**

1. Tenant will be responsible for replacement of all living room, bedroom, bathroom, hallway, kitchen bar, dining room and back porch light bulbs. ***If assistance is needed, the service shall be billed to the Tenant.*** Landlord agrees to aid in the installation of kitchen florescent and front porch light bulbs and smoke detector batteries if necessary.

O. **INTERNET & PHONE**

1. Landlord will supply one (1) cable modem in each unit, this cable modem is property of The Pointe. ***If modem is not left when unit moves out there will be \$150.00 fee for replacement.***
2. Telephone wiring and/or telephone jacks are not permitted to be installed in locations other than those provided.

Signature of Lessee

Date