

# Rebel's Roost Apartments

## Rules & Regulations

*These rules and regulations are set forth for the enjoyment, safety, and welfare of each tenant. They are also for the protection and preservation of the apartments and premises. **Any violation of the following rules by tenant may result in immediate eviction and forfeiture of all rent and deposit monies paid by said tenant.** The owners/managers reserve the right to enforce these rules and regulations as this becomes a binding agreement.*

Furniture/Furnishings shall not be altered or removed from apartments. Any posters must be hung with materials that will not damage walls. No holes in wall larger than a thumb tack.

No barbeque grills are allowed. Tenants shall put all garbage in the dumpster provided. **No parking in front of the dumpster!!** (Garbage pick-up on Wednesday morning) **Vehicles found in violation of the posted "No Parking" signs will be towed at the owners expense.**

No pets of any kind are allowed.

No tobacco, smoking, alcohol, or illegal drugs are allowed in apartments or on premises. No disorderly or immoral conduct will be tolerated. No weapons, firearms, or fireworks of any kind are allowed.

Each tenant shall receive one room key. One key will be provided per room that will open the Mail Box, Laundry Room and Pool Gates. Any duplicate key will be charged to tenants.

No mechanical work **or car washing** can be done in parking lot.

No overnight guests allowed without permission from **landlord and roommates**. **Never the opposite sex!** Guests are subject to the same rules and regulations and the **tenants are** responsible for the actions of their guests. Guests of the opposite sex are not allowed in bedrooms. Guests shall not stay past 12:30 a.m.

Quiet hours are after 11:00 p.m., please be aware and considerate of other tenants. Stereos are allowed only if **played low enough to not disturb others.** Misuse of stereos will result in loss of this privilege.

Tenants are responsible to provide own insurance for their belongings.

Tenants are required to provide a waterproof mattress cover **before** sleeping on their bed. Burning of candles is prohibited. Candle warmers are allowed. Please check with roommates first. Many people are sensitive to scents and can have severe allergic reactions.

**I acknowledge that I have read the terms of this Agreement and the attached Rules and Regulations and agree to abide by the rules stated hereon.**

Tenants Signature: \_\_\_\_\_ Date: \_\_\_\_\_