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RULES, REGULATIONS, AND MANAGEMENT POLICY

BROADWAY ARMS LINDAUER MANOR

To benefit all residents and to insure proper use of both the rented premises and the entire building, 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.

Residents must be in complete control of their household at all times and will be responsible for their actions. Please do not allow any persons to run, eat or play in driveways, stairways, walkways, gardens or gated parking areas.

Maintenance of and Surrounding Environs. Tenant agrees to maintain the Entrance, the walks, gardens, ramps, gangways in, about and surrounding the your apartment in a neat, clean and unobstructed condition at all times. Should it become necessary for the Owner to maintain the area in said condition, **it will be done at Tenants expense**

2. **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. Tenant shall immediately notify management of any and all damages caused to property.
3. **Repair of Damages Caused by Tenant.** Any damage to the any part of building, garden or surrounding areas by any tenant or his or her guests, may, at the Owners option, be repaired or corrected solely by Owner at the expense of said Tenant.
4. **Residents must maintain apartment entrance** in such a manner as will be in keeping the decor of the community. Clothing, rugs, mops, bicycles, trash, toys and other articles shall not be kept visible from outside OR windows.. **DO NOT THROW CIGARETTE BUTTS OR TRASH ANYWHERE**
5. **Offensive or Harmful Conduct.** Disorder, depredations or indecorous conduct by any Tenant or his or her guests, that might injure a person, disturb other Tenants or Management personnel, cause damage to the Apartment Complex or harm the reputation of the Owner shall be just cause for **immediate termination of this Lease.**
6. **Parking.** No vehicle may remain on the parking lots provided by the Owner for a period exceeding 72 hours unless prior written approval is obtained from the Manager. All types of trailers, RVs and vehicles longer than 23' are prohibited in ANY parking lots without the prior written approval of the Manager. Failure to comply with these parking rules may result in the towing of vehicles, at their owner(s) sole expense and risk. Neither the Owner nor its respective officers, agents or employees shall be liable to Licensee or Licensee's guests, for any loss of, or damage of any kind to any motor vehicles or other personal property in or on the buildings, parking lots, or other portions of the Complex. All changes to parking regulations will be posted on the bulletin board outside the Manager's office. The washing of any vehicle, vessel or apparatus is prohibited in the parking lots. Inoperative, abandoned cars or cars **w/expired license OR Registration plates will be towed at owner's expense**

Storage in Parking Lot. Tenant shall not store ANYTHING for ANYTIME in the parking lots except a vehicle, Should it become necessary for the Owner to maintain the area in said condition, **it will be done at Tenants expense**

7. **Bicycles/Skates, Etc.** No person shall roller skate, roller blade, skateboard, ride bicycles, mo-peds (or other motorized or non-motorized scooter, skateboard, mini-bike or similar type device) or motorcycles on the sidewalks or gangways located at the complex
8. **Children.** Children under 12 years are not permitted in garden, stairs or parking area **without the immediate presence of their parents or other responsible adults.**
8. **Laundry.** There shall be no laundering or drying of clothes on railings, doors or garden furniture. Washers and dryers Are available at the rear of facilities near the BBQ area.
9. **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.**

**EASLEY ENTERPRISES
407 W IMPERIAL HWY SUITE H-320
BREA, CA 92821**

- 10 **Tenants will perform reasonable housekeeping** in their premises to maintain them in a clean, neat, and sanitary Condition.
- 11 **Tenants will never go on the roof of the building for any reason**
- 12 **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
- 13 **Tenants will not remove batteries** from smoke detectors or in any other way disarm them
- 14 **Unless modified by the Lease, animals are not allowed** at any time, under any circumstance, except for legally authorized guide dogs
- 14 **Tenants will not add** or in any way change locks or keying
- 15 **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. Bicycles may not be brought into the premises without prior consent of Landlord.** Vehicles shall not be repaired, lubricated, or washed on driveways or in parking areas of the premises.
- 16 **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 and/or storms from the windows, even briefly.

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.

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 of the requirements of our Lease, including these Rules and Regulations.

Tenant _____

Dated: _____

Tenant _____

Dated: _____

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