## DIAMOND PROPERTIES INC.

## **RULES & REGULATIONS**

- 1. ABSOLUTLY NO LOITERING WILL BE TOLLERATED. Tenants and guests are not to loiter on the grass or on any common area.\_\_\_\_\_
- 2. ABSOLUTLY NO DRINKING OF ALCOHOLIC BEVERAGES ALLOWED OUTSIDE OF OUR UNIT. This includes the parking lot and all common areas.
- 3. Pets must be approved by management prior to being allowed on property \_\_\_\_\_
- A non-refundable pet fee in the amount of one month rent will be charged\_\_\_\_\_
- 5. Pets must be on a leash at all times while outside of unit. Tenant is required to clean up after all pets\_\_\_\_\_
- ABOSOLUTLY NO PIT BULLS OR ANY DOG OF A VICIOUS NATURE ARE ALLOWED. NO DOG OVER 25 LBS. Management has the right to designate the type of dog that can be kept on the premises\_\_\_\_\_
- 7. Service animals are accepted as long as property documentation is provided\_\_\_\_\_
- 8. The sidewalks, entrances, parking areas and common areas shall not be obstructed or used for any purpose except going to and from the leased space. Items shall not be stored in any of these areas. Items found in these areas will be thrown away and a \$10 per day fee will be charged to your account \_\_\_\_\_
- 9. Grills may be used but must be at least 10 ft. from the building and tenant should be present at all times while there is fire. GRILL ARE NOT TO BE LEFT OUTSIDE IN THE COMMON AREAS \_\_\_\_\_
- 10. Windows, shades, blinds drapes and other window treatments visible from the exterior of a unit must be of design and color in keeping with the décor of the property. The managing agent shall have the right to require that all non-complying window treatment to be replaced \_\_\_\_
- 11. No radio, television, satellites shall be attached to the exterior of the building \_\_\_\_\_
- 12. Trash from unit must be placed in closed bags and deposited into the dumpster located on the grounds. All trash will be charged at \$25 per occurrence \_\_\_\_\_
- 13. Window units are to only be used temporarily (up to 7 days) in any unit that is set up for a central heat and air system. \_\_\_\_\_
- 14. NO items, including but not limited to, paper towels, tampons, food, grease etc.. Shall be deposited into the toilets, drains or disposals that may cause the line to be clogged. All such activity will be charged to the tenant at the rate of the service plus 10 upcharge
- 15. The manager has the right to access the property with 24 hour notice to the tenant. Manager has to right to access the property at any time where the manager deems there is an emergency \_\_\_\_\_ (example fire, flooding etc..)

- 16. NO vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance of exit from the premises \_\_\_\_\_
- 17. All BEHICLES PARKED ON BELVEDERE PREMISES MUST HAVE A PARKING PASS HANGING FROM THE REAR VIEW MIRRO WHEN PARKED ON PROPERTY.\_\_\_\_
- 18. Tenant shall not cause or permit any unusual or objectionable noise or order to be produced inside or emanate from their unit \_\_\_\_\_
- **19.** All televisions, radio and in home activity must be at a volume that does not interfere with the quiet enjoyment of other tenants \_\_\_\_\_
- 20. No mechanical work on vehicles, boats, etc.. may be performed on the premises. All vehicles on the property must be operable and must be properly tagged or vehicle will be towed at the owners expense \_\_\_\_\_
- 21. No chairs, tables, lawn furniture etc... shall be placed on/in the common area \_\_\_\_\_
- 22. Children are not to be left outside unattended \_\_\_\_\_
- 23. "Three Strike Rule" three violation of the Rules & Regulations you are out" applies:
  \_\_\_\_\_ (3 violations is grounds for termination)
- 24. A copy of the Rules & Regulations will be made part of the lease and these rules apply to all tenants and guests of tenant \_\_\_\_\_
- 25. Any consent or approval given under these Rules & Regulations may be amended or repealed at any time by the managing agent \_\_\_\_\_
- 26. Each violation may carry a fine from \$10 \$100 per day. In cases where the pet policy is violated the fine will be one month rent plus a daily fine of \$25 until such animal has been removed from the property \_\_\_\_\_
- 27. I \_\_\_\_\_\_ have received a copy of the Rules & Regulations

Tenant Signature

Date

Address

Tonya Mosley, Property Manager Date