

ADDENDUM TO ALL RIVERSIDE LOFTS RESIDENTIAL LEASES

RULES AND REGULATIONS TO BE STRICTLY ENFORCED

- Tenants must furnish their own light bulbs, you may request a ladder or assistance from management to change hard to reach bulbs.
- Children will not be permitted to play in the parking lot, on the steps of the building, in the courtyard areas or hallways.
- Tenants are not permitted to store toys, baby carriages, bicycles, etc. in common areas. A bicycle rack has been provided for tenant use near the courtyard area and in the parking garage.
- All garbage and trash must be bagged, tied and placed in the proper dumpster. Trash is not to be left in the hallway. If trash is left in the hallway a tenant will receive a written warning for the first offense, a \$50 fine for the second offense, & a \$100 fine for any subsequent offenses.
- Tenants will be charged a call out fee of \$100 if property management is required to unlock their door if they have been locked out.
- The hanging of laundry on or upon the exterior of the building is strictly forbidden.
- No decals, signs, flags, or any item of any kind are to be hung in the windows.
- Moving of furniture is permitted to and from the apartment between the hours of 8am to 9pm, tenants must notify management prior to moving so pads can be placed in the elevator to protect the walls. Elevator may not be monopolized.
- Under no circumstances is a tenant allowed to keep paints or flammable material on the premises.
- No burning of incense or sage.
- No kerosene, catalytic, or any other type of secondary heating system are permitted.
- Throwing articles of any kind, shaking mops or dust cloths of any nature from the window is forbidden.
- No packages, cans, bottles, flowerpots, boxes or other articles shall be placed on the outside sills of any window.
- The repairing or washing of cars on the premises is prohibited.
- Tenants are not to prop doors open for any reason.
- Playing radios, television, or other musical instruments cannot disturb or annoy other occupants of the building or neighborhood.
- No outside antennas or dish receivers are permitted.
- Residents shall be held responsible for any damage to the apartment or to the building caused by negligent acts on the part of the tenant, and shall also be responsible for any damage to the apartments beneath resident's unit caused by overflow from refrigerator, drains, washer, tubs, or showers, due to resident's negligence. It shall be the responsibility of the tenant to immediately notify the landlord of any water leakage in the sinks, toilets, showers, and excess water usage will be charged to the tenant. It is further requested that the tenant report any questionable running water that may be heard in the walls or floors.
- Tenants shall not refinish floors, paint walls or do any other permanent decorating.
- **80% carpeting with padding** is required on hardwood floors throughout apartment.
- No Waterbeds.
- No treadmills.

- Only standard picture hangers may be used for hanging pictures, mirrors, and the like; no adhesive hangers may be used. Patching of any holes larger than a standard picture hanger will be deducted from your security deposit.
- No decals of any kind to be adhered to tubs, or showers, or any other surfaces.
- No nails or hooks in closets.
- Tenant shall not change, remove, or permit to be installed any lock or lock cylinder.
- Landlord shall impose a reasonable charge for admitting a tenant into their apartment in the event that a tenant shall be locked out.
- Tenants are allowed to hang wreaths on their unit doors with wreath hangers only. No nails.
- Mini-blinds have been provided with each apartment. These blinds are not to be removed by the tenant for any reason. There are to be neither sheets hung in the windows nor any signs placed in the windows.
- Tenant shall use plumbing and electrical installations only for their intended purposes, and shall be fully responsible for maintenance of the same and for clearing any stoppages in waste water lines resulting from the disposal of feminine products, wipes, grease, coffee grounds, paper towels, or other products that may clog waste water lines.
- No tampering with sprinkler, fire, or smoke systems.
- Renter's insurance is required to protect your property.
- Any tenant in an apartment dwelling is responsible for the cleanliness of same. If extermination of roaches, bed bugs, insects or rodents is needed and if found to be caused by any one tenant. Tenant will be responsible for the extermination of the entire building.
- A maximum of 2 parking tags will be given to each apartment. The cost of a replacement tag is \$50/tag.
- There is no off street parking for guests. They must park on the street.
- Only motorcycles, passenger cars, vans or pickup trucks that have a maximum length of 18 feet and maximum gross vehicle weight rating of 8,500 pounds shall be permitted to be parked on the lessor's property. All vehicles must have a parking tag. Tenants shall park only currently licensed, registered and inspected, in running condition, and regularly used vehicles. Tenant agrees that lessor may tow away any vehicle parked in violation of this regulation at tenant's expense.
- A maximum of 2 key fobs will be given to each apartment. The cost for additional or replacement key fobs will be \$100/fob. If they are not returned after move out you will be charged \$100/fob.
- There will be NO SMOKING in the apartments, hallways or courtyard area.
- **All pets must be approved by management.** Tenants will have to pay an additional pet fee. A tenant may have dog(s) or cat(s) in any combination that equal two. The maximum weight for dogs is 35 lbs. Tenant must also provide management with documentation showing that your animals have all their current vaccinations. All animals must be spayed or neutered. Animals that become obnoxious to other residents by excessive barking or other action will not be tolerated.
- **Pet Management:** All tenants with pets are responsible for cleaning up their dog's waste immediately and disposing of it in the proper receptacle; either in the designated dog waste bins or in the dumpster area. This applies to any grass areas that are part of the community and any accidents that may occur inside the building. Failure to clean up after your pet or visiting pets will result in a fine.
Fine: \$150 fine per offense, plus charges for management to watch the video to find the offender and fee for staff to clean the mess.

- There are to be no personal grills in the courtyard area.
- No parties, etc. in the courtyard after 9pm.
- Landlord will assume no liability for any vehicle damage while parked on the property.
- Lessor has the right to enter apartment to check water, electrical systems, utilities, and condition of apartment.
- Lessor may from time to time change add to or modify these rules as needed.
- Violation of any of these rules shall be sufficient cause for termination of this lease in the sole opinion of the Lessor.
- No motorcycles, scooters, or motorized vehicles of any kind (excluding motorized wheelchairs) are allowed in your unit.