

1. Rules and Conduct Addendum

1.1 PURPOSE AND AUTHORITY

This Rules & Enforcement Addendum (“Rules Addendum”) establishes standards for use, conduct, safety, and cooperation at the Premises.

This Addendum is incorporated into and made part of the Lease. All capitalized terms have the meanings given in the Lease. If this Addendum conflicts with the Lease, the Addenda Supremacy Clause controls.

Tenant acknowledges that these Rules may be adopted, amended, or updated by Landlord in accordance with the Lease.

All Rules shall be enforced in a reasonable, non-discriminatory manner and in compliance with applicable federal, state, and local laws, including fair housing requirements.

This Addendum does not establish, modify, or authorize any fees or charges. All monetary charges are governed exclusively by the Fees & Charges Schedule.

1.2 OCCUPANCY AND GUESTS

Tenant shall comply with all occupancy limits stated in the Lease. Guests are permitted for lawful, temporary visits only and may not establish residency.

Tenant is fully responsible for the conduct of all occupants, guests, and invitees and for any violations of the Lease or these Rules caused by them. Violations of occupancy or guest limitations constitute violations of the Lease.

1.3 CONDUCT AND QUIET ENJOYMENT

Tenant shall conduct themselves and ensure that occupants and guests conduct themselves in a manner that does not disturb the quiet enjoyment of others.

Quiet hours are observed between:

- **9:00 p.m. and 8:00 a.m. (Sunday–Thursday), and**
- **10:00 p.m. and 8:00 a.m. (Friday–Saturday).**

Prohibited disturbances include, but are not limited to: loud or amplified music, excessive bass or subwoofers, parties, shouting, slamming doors, and loitering in hallways or common areas. Repeated or severe disturbances may constitute a material Lease violation, regardless of time of occurrence.

1.4 SMOKING, ODORS, AND FIRE SAFETY

Smoking and vaping are prohibited in the Premises and all indoor common areas. Smoking is allowed where designated by the Lease, signage, or applicable law. Tenant is responsible for ensuring compliance by occupants and guests. Tenant is responsible for preventing smoke or odor migration that interferes with the quiet enjoyment of other residents, regardless of the source within the

Premises.

1.5 CLEANLINESS, TRASH, AND PEST PREVENTION

Tenant shall keep the Premises clean and sanitary at all times.

Trash must be properly bagged and disposed of only in designated receptacles. Trash may not be stored in hallways, common areas, or outside the Premises.

Bulk items (including furniture, mattresses, and large household items) may not be placed in trash areas or common spaces and must be disposed of in accordance with Landlord's instructions. Improper disposal, accumulation of trash, or failure to follow disposal instructions may result in charges as provided in the Fees & Charges Schedule.

Trash bags or personal waste may not be left in hallways, stairwells, common areas, or outside the Premises. If Landlord or Manager is required to remove or dispose of improperly placed trash, Tenant may be charged for labor, disposal, or administrative costs in accordance with the Fees & Charges Schedule.

1.6 PEST PREVENTION AND REPORTING

Tenant shall take reasonable steps to prevent pest infestation, including proper food storage and cleanliness.

Tenant must **promptly report** any evidence of pests, including bed bugs, to Landlord. Tenant shall cooperate fully with any inspection or treatment process and shall not undertake self-treatment that interferes with professional pest control efforts. Failure to timely report pest activity may result in Tenant responsibility for resulting damages or treatment costs to the extent permitted by law.

1.7 SAFETY AND FIRE PREVENTION

Tenant shall not engage in any conduct that creates a fire hazard or compromises safety.

Prohibited conduct includes, but is not limited to:

- Tampering with smoke detectors, carbon monoxide detectors, fire extinguishers, or other safety devices;
- Blocking exits or fire lanes;
- Use or storage of prohibited open flames, fireworks, or combustible materials.

Balconies, patios, and common areas may not be used for storage of hazardous materials or in any manner inconsistent with safety requirements. Safety violations may constitute a material breach of the Lease.

Tenant shall not leave water sources unattended in a manner that creates a risk of overflow or damage and must promptly report leaks or plumbing issues.

1.8 COMMON AREAS AND BUILDING SAFETY

Common areas are for their intended use only. Personal property may not be stored in hallways, stairwells, basements, or other common spaces unless expressly permitted. Items left in common areas may be removed without notice where necessary for safety or access, subject to applicable law.

Balconies, patios, and exterior spaces may be used only for their intended purpose and may not be

used for storage, cooking appliances, or activities that create safety, fire, or nuisance concerns, except as expressly permitted by the Lease or applicable law.

Bicycles, strollers, and similar items must be stored only in designated areas.

Landlord is not responsible for **lost, stolen, or damaged packages or deliveries**. Tenants are responsible for timely retrieval of deliveries and compliance with any package procedures.

1.9 ALTERATIONS AND UNIT CARE

Tenant shall not make alterations, install fixtures, change locks, or attach equipment (including satellite dishes, antennas, window air conditioners, or similar items) without prior written consent from Landlord.

Tenant shall be responsible for all costs associated with removal, repair, or restoration resulting from unauthorized alterations.

Window screens, where provided, may not be removed, altered, or disabled without Landlord's written consent. Tenant is responsible for damage caused by removal or misuse.

1.10 HARD-SURFACE FLOORING

To reduce impact noise transmission and protect the quiet enjoyment of other residents, Tenant shall use area rugs with sound-dampening padding on hard-surface floors in living rooms, bedrooms, hallways, and other high-traffic areas.

As a **general standard**, rugs should cover approximately **eighty percent (80%)** of the floor area in these spaces, excluding kitchens, bathrooms, and closets. Where verified noise complaints occur, Tenant shall install additional coverage or padding as reasonably required to mitigate disturbance.

1.11 KEYS, LOCKS, AND ACCESS DEVICES

Tenant may not duplicate, share, or distribute keys or access devices without authorization. Unauthorized duplication or distribution of access devices constitutes a security risk and a Lease violation.

Lost or damaged keys or access devices must be reported promptly. Lock changes are prohibited without Landlord's prior written approval.

1.12 PARKING (IF APPLICABLE)

Tenant shall comply with all parking rules, signage, and assigned parking requirements. Parking in fire lanes, blocking access, or unauthorized vehicles is prohibited. A separate **Parking Addendum** governs properties with Tenant parking.

1.13 PROHIBITED CONDUCT

A) Tenant, occupants, and guests shall not engage in or attempt to engage in:

- Engage in illegal activity on or near the Premises;
- Damage or tamper with building systems, security cameras, or utilities;
- Discharge weapons or engage in unsafe handling of weapons;
- Manufacture or distribute illegal substances.

B) **Pets and Animals** - Only pets approved in writing under a separate Pet Addendum are permitted on

the Premises. Approved pets must be supervised at all times, may not create excessive noise, odor, or nuisance, and pet waste must be promptly removed from the Premises and all common areas. Failure to promptly remove pet waste may result in charges for cleanup or administrative costs in accordance with the Fees & Charges Schedule.

Tenant is responsible for all damage or disturbances caused by pets, occupants, or guests, as permitted by law.

1.14 MAINTENANCE REQUESTS AND COOPERATION

Tenant shall cooperate with Landlord's maintenance, inspection, repair, and showing activities as permitted by the Lease and applicable law.

Maintenance requests must be submitted through approved methods.

A) By opening a "Maintenance Request" on the Tenant portal.

B) By calling the Maintenance call Center - (717) 833-6781

Tenants must provide access, secure pets, and promptly report unsafe conditions. Failure to provide access or comply with preparation requirements may result in charges or enforcement action as permitted by the Lease and Fees & Charges Schedule. Requests for replacement of standard light bulbs that do not require ladder access may be considered unnecessary maintenance requests.

1.15 ENFORCEMENT

Violations of these Rules may result in enforcement action as permitted by the Lease and applicable law, including written notices, opportunity to cure, administrative action, charges per the Fees & Charges Schedule, or Lease remedies.

Landlord may take **immediate action**, where permitted by law, for conduct that presents a threat to health, safety, or property.

Failure to enforce any Rule on one or more occasions does not constitute a waiver of the right to enforce that Rule or any other Rule in the future. Enforcement under this Addendum is subject to the notice and remedy provisions of the Lease and applicable law.

1.16 PAYMENTS AND ADMINISTRATIVE COMPLIANCE

Payment obligations are governed by the Lease. All fees and charges are governed exclusively by the Fees & Charges Addendum.

1.17 CHANGES TO RULES

These Rules may be revised and adopted upon written notice, to the extent permitted by law. Any updates apply prospectively as of the effective date stated in the notice.

Any revisions shall be reasonable, related to the use or operation of the property, and applied uniformly.

Continued occupancy after the effective date of a lawful update constitutes acceptance, to the extent permitted by law.

1.18 CONFLICT AND SUPREMACY

In the event of a conflict between these Rules and the Lease, the Lease controls unless the Lease

expressly provides otherwise.

1.19 TENANT ACKNOWLEDGMENT

Tenant acknowledges receipt of and agrees to comply with this Rules & Enforcement Addendum.

X

Date Signed