

**THE PINEFINO HOUSE RULES AND REGULATIONS**

Effective 7/22/2019

1. This is an addendum to and becomes part of the Lease agreement between Landlord and Tenant.
2. Tenants shall be entitled to quiet enjoyment of the premises, and shall respect such rights of other tenants by not making loud or disturbing noises during the hours from 11pm to 8am.
3. No riding bicycles or other activities that may endanger pedestrians in the common areas.
4. All personal items including but not limited to, recreation, health, sports and/or hobby equipment, tools, brooms, cleaning supplies, recyclables etc, shall be kept out of view. No rugs, towels, articles of clothing and/or linens, or any such items shall be hung on the exterior of the building, on balconies or patios, or in any common areas. No mops, brooms, or rugs are to be shaken from the same, or from open windows.
5. Highly combustible or hazardous items such as gasoline are prohibited and shall not be used or stored anywhere on premises or exterior storage rooms or any common area.
6. Occupancy by guests for more than ten days in any six-month period is prohibited without Landlord's written consent and shall be considered a breach of the Lease Agreement.
7. Tenants are responsible for the conduct of their guests.
8. Tenants shall park their vehicles in their assigned parking space(s) only. Guests shall park on the street or Tenant's assigned space. Unauthorized parking is subject to towing at vehicle owner's expense.
9. Intentionally left blank.
10. Tenants shall not wash their vehicles or use any of the water bibs for personal use on the premises.
11. Tenants shall keep their units and any exterior storage rooms in good and clean condition and free from any objectionable odors.
12. Tenants or their guest shall not litter in the common area.
13. Pets should be on leash at all times in the common area except inside the dog run. Dogs should stay only in the dog run and not in the open courtyard. Tenants with pets shall clean up after their pets in the common area including the dog run.
14. No burglar alarm system shall be installed by Tenant without prior written consent of Landlord. If installed, Tenant shall provide instructions to Landlord on how to disarm such system.
15. If Tenant choose to install satellite TV system and Landlord has installed a master antenna system, then Tenant must use the master antenna system provided by Landlord at no additional cost to Tenant. However, compensation for interruption of service due to malfunction of the master antenna system shall be limited to the prorated monthly charges of the service provider based on the number of days of interruption. Interruption of more than 4 hours shall be considered one day.
16. Only Electric BBQ Grills are allowed. Propane tank grill are not allowed.
17. Tenant shall not solicit other tenants for any services or donations.
18. Tenant and their visitors should strictly observe these house rules particularly the NO SMOKING rules. Violators are subject to the following fines in addition to the cost of any remedial/cleaning actions:
  - a. First offense - \$100
  - b. Second offense - \$200
  - c. Subsequent offense – \$400 + possible termination of lease for breach of contract
19. Tenant shall not bring any devices into their units that does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which may interfere with TV or internet services.
20. The NO SMOKING rules also includes marijuana, and any electronic smoking devices using marijuana.
21. Growing of marijuana is prohibited.
22. If Tenants lock themselves out, it will cost \$10 to obtain a one-time code to open the front door to the unit during business hours; and \$100 if it happens afterhours or weekend

I have received, read, and understood the House Rules and Regulations for The Pinefino.

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Note: The House Rules are subject to modification during the lease term with 30 days notice.