

FOX CREEK APARTMENTS

Rules & Regulations

Every effort has been made and will continue to be made to make your residency pleasant and comfortable. Your cooperation and support as a resident is of utmost importance. Your observance of the following rules and attention to the following comments will help everyone to maintain a high and enjoyable standard of living.

1. Rents are due and payable on or before the FIRST of each month. Anyone presenting a check for payment that is not honored by their bank will be charged a \$50.00 service fee plus late fees and will pay all future rents with a cashier's check.
2. If keys to an apartment are lost, misplaced, or stolen, tenant will pay \$20.00 for replacement. If the lock on the apartment must be changed as a result of the keys being lost, misplaced, or stolen, the tenant will incur all costs and must pay the management company upon installation of new locks.
3. If tenant is unable to gain access to apartment due to neglect to carry the necessary keys, or if tenant locked keys inside of apartment, the tenant will pay the management company a fee of \$50.00 or the actual expense incurred by the management company in gaining access to the apartment. Such payment is due immediately.
4. The cost of damage to the apartment and appliances from misuse or harmful cleaning will be borne by the tenant.
5. Tenant may not use apartment or any part of the building or grounds for the purpose of conducting a business. (Daycare facility, etc.) The unit is for residential purposes only.
6. No pets are to be kept in or about the premises. No pets are allowed to "visit" the apartment or to be on or about the premises even on a temporary basis. Guests and tenants are not allowed to have pets of ANY kind in or about the premise at any time.
7. Clothing, rugs, mops, and other articles shall not be hung from clotheslines, railings, balconies, or from windows.
8. Appropriate window coverings such as curtains, blinds, and shades are to be used on the windows. No blankets, sheets, rugs, towels, etc. are to be used for window coverings.
9. Tenants may not make repairs to motor vehicles parked on the premises. Tenants may not use the parking area for storage of inoperable vehicles, i.e. vehicles with flat tires, vehicles put up on blocks, vehicles whose engines will not start. These vehicles will be ticketed and towed.
10. Tenants may not park boats, trailers, etc. anywhere on the premises except in their designated parking spot. Tenants are allowed two (2) motor vehicles per unit. Not at any time may the tenant obstruct or interfere with the ingress and egress of others. Tenant may not drive or park any vehicles on the grass areas. Damage resulting from tenants' guests parking or driving on the grass will be paid by the tenant. This includes moving vans needed during the tenant's move-in or move-out.
11. Tenant is responsible for the cost to repair/replace broken screens and windows.
12. Tenant is responsible for the costs of any and all drain cleaning to any drain in or servicing their apartment.
13. Any and all repairs needed in tenant's apartment are to be promptly reported to the management company. Tenants are not to make repairs on their own.
14. Tenant may not store or keep any items on the grass areas, this includes bicycles, picnic tables, swimming pools, toy, lawn chairs, etc.

15. When a tenant asks that repairs be made inside of his/her apartment, tenant understands that he/she is now giving management permission to enter their apartment. As a result, a 12-hour notice is not required from management prior to entering the apartment in order to make the repairs.

16. Tenant shall not do or permit anything to be done in the premises, or bring or keep anything therein, that shall in any way increase the rate of fire insurance on the leased premises, or bring or keep anything therein that will interfere with the rights of other tenants or in any way injure or annoy them or conflict with the laws relating to fires, or with the regulations of the fire department or with any insurance policy on the building or any part thereof, or the rules and ordinances of the Board of Health.

17. The owner and management company are not responsible for tenant's personal items which are damaged or stolen. Tenant agrees to carry adequate insurance insuring his/her personal property against damage or theft.

18. Tenant agrees and promises to be liable for all acts of negligence or breaches of this agreement by tenant and tenant's guests and invitees.

19. Tenant agrees and promises to comply with all recycling requirements. Non-compliance of recycling requirements will result in fines which must be paid within thirty, (30), days of billing. Any unpaid fines at the time of vacating will be charged to the security deposit. The amount of any fines will be determined by the landlord.

20. Tenants are expected and agree to cooperate and help in keeping the common areas clean orderly, free of debris and in a general state of good repair. This includes the basement, hallways and exterior of the property.

21. Tenant agrees to notify Wisconsin Electric, (1-800-242-9137), and switch the gas and electric accounts into his/her name prior to move-in. The management company will charge \$50.00 to tenant if this is not done prior to move-in.

22. Tenant agrees to notify the management company within five days of his/her new telephone number.

23. Tenant agrees to return check-in form to the management company within seven days from the date of occupancy.

24. Tenant agrees to keep garage door closed as much as possible for appearance/safety reasons. The outdoor area of the garage shall be kept clean and orderly at all times.

TENANT(S) HEREBY ACKNOWLEDGES THAT HE/SHE HAS FULLY READ, UNDERSTANDS, AGREES, AND WILL ABIDE BY THE RULES AND REGULATIONS SET FORTH HEREIN.

Date:

Tenant: _____

Tenant: _____