

HOUSE RULES OF CEDAR HILL APARTMENTS LIMITED PARTNERSHIP

You agree to observe the following regulations and any changes we may make, all of which are part of your lease.

YOU AND ALL MEMBERS OF YOUR FAMILY AND VISITORS WILL NOT:

1. Leave any personal belongings on, or in any way litter lawns, walks, driveways or grounds.
2. Do anything to disturb your neighbor.
3. Overload the electric system or use the kitchen sink or the toilet for garbage or waste.
4. Erect any window or door signs or outdoor radio or television aerials.
5. Change the lock on your apartment door.
6. Store any combustible material.
7. Obstruct the grounds with automobiles or motor bikes.
8. Do anything that will violate any law or increase the insurance rates on the building.
9. Permit any nuisance on the premises.
10. Redecorate your apartment without our permission.
11. Keep any pets on premises unless so permitted in writing from the Landlord.
12. Change the shower head.
13. Install a washing machine or dryer without prior approval of the Landlord in writing.
14. Stick anything on any surface with glue or double faced tape (NO CONTACT PAPER).
15. Make any alterations, additions, or improvements in or to your apartment or the building without the prior consent of the Landlord in writing.
16. Park boats, trailers, trucks, or campers in designated parking areas or anywhere on the premises, unless the latter are used as the sole means of transportation for the family; in any case, the vehicle may not exceed ½ ton.
17. Wash or repair any vehicles on the premises.

18. Allow any persons other than those set forth in the lease to occupy your apartment.
19. Leave or store any vehicles that are not in running condition on the premises. Such vehicles will be towed at owners expense, without notice.
20. Use your Security Deposit to pay your rent should you plan to vacate.
21. Store personal belongings (such as bikes, plants, etc.) in hallways, on porches, in stairwells or in front yards.
22. Keep windows open when heat is on or do anything to substantially increase utility costs.
23. Install an air conditioning unit in your apartment without the prior permission of the Landlord in writing.

YOU WILL:

24. Respond accurately to our recertification letters sent to you yearly for income and family verification.
25. Inform this office of any change in family composition or family income when it occurs.
26. Store all garbage and rubbish in sealed trash pails or the dumpster.
27. Take good care of the apartment and the equipment we supply.
28. Obey the parking regulations we may post.
29. Permit us to enter the apartment during reasonable hours to:
 - a) Inspect for, or make necessary repairs; or
 - b) Show the apartment to future tenants.

WE AGREE TO:

30. Inform you of the date the apartment will be ready for occupancy.
31. Supply building and apartment maintenance.
32. Supply hot and cold water, heat, and electricity.
33. Maintain a referral service for tenants in need of social services.

YOU AGREE TO:

34. Pay all rent at our office or other place we specify.
35. Observe these rules which are a part of your lease.
36. Leave the apartment in as good condition as when you received it, reasonable wear and tear excepted.
37. LATE CHARGE: any rents not received by the 10th of the month shall be subject to a late charge of \$15.00 which must accompany the rental payment. Said late charge shall be considered as additional rent under the lease.
38. Give the owner written notice of intent to vacate at least thirty days prior to your vacating your apartment.
39. Check the battery in your smoke alarm(s) and replace as needed.

BOTH OF US AGREE TO THE FOLLOWING:

40. We may repair at any time any damage to the apartment caused by you, a member of your family, or visitor and charge the cost to you as ADDITIONAL RENT.
41. You will receive no rent reduction or compensation for damage or inconvenience due to repairs or interruption of service or for any other reason. We will endeavor to minimize or avoid any damage or inconvenience to you.
42. Residents may have visitors for a period up to 14 days. The resident is responsible for informing the property manager if the guest is to stay more than 5 days. Any individual guest may stay no more than 14 days in any 12-month period. No resident may have more than one guest per month. Any deviation from this policy must be approved in writing in advance by the property manager. Residents are strictly responsible for their guests' behavior. Violation of the lease of house rules by the guest will be considered a violation by the residents. Material violations will be immediately referred to the attorney for eviction.

LANDLORD: CEDAR HILL APARTMENTS
LIMITED PARTNERSHIP

BY: HOME INC., Managing Agent

Witness

Witness

Tenant

Witness

Tenant

Date

rev 10/98
3.1294