

Rules and Regulations

We are proud of this property and hope that your living experience here will be pleasant and comfortable. The support and cooperation of you, as our Tenant, is necessary for us to maintain our high standards.

This is your personal copy of our Rules and Regulations. Please read it carefully as it is an integral part of your rental agreement. When you sign your rental agreement, you agree to abide by the policies and rules for this rental property, and they are considered legally binding provisions of your rental agreement. If you have any questions, please contact us and we will be glad to help.

This document is an addendum and is part of the Lease or Rental Agreement, dated _____, by and between Echo Summit Properties (Landlord), and _____ (Tenant(s)).

New policies and rules or amendments to this document may be adopted by Landlord upon giving 30 days written notice to Tenant.

Guests: Tenant is responsible for their own proper conduct and for that of all guests, including the understanding and observing all rules and regulations.

Noise: Although premise is well constructed, it is not completely soundproof and reasonable consideration for neighbors is important. Either inside or outside the premises, no Tenant or their guests shall use any sound-emitting device at a sound level that may annoy, disturb or otherwise interfere with the rights, comforts or conveniences of other Tenants or neighbors.

Parking: No vehicle belonging to a Tenant shall be parked in such a manner as to impede passage in the street or to prevent access into the property. Tenants shall only use assigned and designated parking spaces. Tenant shall ensure that all posted handicap, fire zones, or other no-parking areas remain clear of vehicles at all times. Vehicles parked in unauthorized areas or in another Tenants' designated parking space may be towed away at the vehicle owners' expense. Tenants agree not to repair their vehicles on the premises if such repairs will take longer than a single day, unless vehicle is kept in an enclosed garage. All vehicles must be currently registered and in operative condition. Tenants agree not to park boats, recreational vehicles, trailers, campers, or any type of truck on the premises without Landlord's written permission.

Patios and Entry Areas: Patios and entry areas are restricted to patio-type furniture, and should be kept clean and orderly. No items may be hung from the premise at any time, and all entryways and walkways must be kept free from items that could be a hazard. Landlord reserves the right to require that items that detract from the appearance of the premise be removed immediately upon request. No unauthorized storage is allowed at any time.

Wall Hangings: Pictures may be hung on a thin nail. Mirrors, wall units, hanging wall or light fixtures, etc. need special attention and professional installation. Please contact the Landlord for approval in advance as damage to the premises will be the responsibility of the Tenant.

Trash: Tenant is responsible for keeping the inside and outside of the property in a clean, sanitary condition, and free from objectionable odors at all times. Tenant shall ensure that all trash, papers and similar items are sealed in trash bags and placed in appropriate receptacles. Tenant shall refrain from disposing of any combustible or hazardous material and all trash shall be disposed of routinely per the local trash collection procedures.

Pets: Tenant shall routinely clean yard of pet droppings, and agrees to keep lawn and fence in good repair in the case of digging, scratching and other pet-related activities.

Grounds: Tenant is responsible for keeping the lawn and grounds in good repair. Tenant shall mow at least once every two weeks, and edge the grounds at least once per month during the growing season (March-October). Tenant shall water lawn 2-3 times per week in the growing season. Tenant will fertilize, trim shrubs, trees and other larger items as needed.

Maintenance: Tenant agrees to promptly notify Landlord of any items requiring repair at the premises. Requests for repairs or maintenance should be made by contacting the Landlord or their agent during normal business hours when possible. Emergencies involving any immediate health and safety matter should be handled by the appropriate governmental agency (police, fire, etc) and the Landlord shall be contacted as soon as practical thereafter. Costs for any repairs, including repair or clearance of stoppages in waste pipes or drains, water pipes, or plumbing fixtures caused by negligence of the Tenant or their guests are the responsibility of the Tenant.

Inclement Weather: Tenant shall close all windows, doors and other building openings tightly when leaving the premises to prevent damage from the elements to the premises. When the Tenant will be away from the premises during the winter (heating) season, thermostat shall be kept no lower than 50 degrees F to avoid freezing of pipes and other damage. Tenant responsible from clearing sidewalks of snow and ice within 2 hours after snowfall ends.

Keys: If you loose your keys and need landlord assistance to be let into the premises, there will be a \$30 charge per occurrence.

Window Treatments: Tenant must obtain express written permission from Landlord to make modifications to window treatments. Tenant shall refrain from using aluminum foil or any other material to cover windows, such that it may be seen from the outside of the premises.

Insurance: The Landlord' insurance coverage offers no protection of the Tenants personal property or any liability claims against the Tenant. The Tenant should obtain renters insurance coverage for fire, water, wind, vandalism, theft, earthquake, hurricane, tornado or other relevant threats naming Echo Summit Properties as "additional insured" under Liabilities section. This includes your vehicles, furnishings and other personal property.

Safety/Security: Safety and security is the sole responsibility of each Tenant and their guests. Landlord assumes no responsibility or liability, unless otherwise provided by law, for the safety or security of the Tenant or their guests, or for injury caused by the criminal acts of other persons. Tenant should ensure that all doors and windows are locked at all times, and Tenants must immediately notify Landlord if such locks become inoperative. Tenant should turn off all appliances when departing from the premises, and notify Landlord when leaving for an extended period of greater than 7 days. Tenant shall not store any combustible material inside of the premises.