

1. Emergency & Safety:

- Smoke & CO Alarms: Do not tamper with sealed units. Contact management for replacement if alarms beep or expire. In case of alarm activation, call 911 and vacate the premises.
- Fire Prevention: No outdoor grills are allowed on or near the premises (must be at least 200 feet away).
- Plumbing Issues: Report leaks, running toilets, or dripping faucets immediately. Tenants are responsible for the cost of unreported issues or clogs due to misuse.
- Snow Removal: Provided by the landlord, but timing is not guaranteed. Driveways only.

2. Property Care & Maintenance:

- Windows & Doors: Keep closed during inclement weather. Do not obstruct or cover.
- Appliance Use: Operate kitchen appliances, AC units, and dehumidifiers as per manufacturer instructions. Tenants are liable for damage due to misuse.
- Carpets: Only professionally cleaned between tenants. Spot cleaning during tenancy is permitted—do not use bleach-based products.

3. Tenant Absence:

- Notify the landlord if away for 7+ consecutive days.
- Absences of 10+ days require weekly inspections by a designated person, with reports provided to the landlord.
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Prohibited Activities (Strictly Enforced)

- Grills & Fire Hazards: No grills allowed within 200 feet of the premises.
- Vehicles & Boats: No boats, trailers, watercraft, or unregistered vehicles on the property.
- Satellite Dishes & Cables: No drilling or running lines through siding, drywall, or insulation.
- Smoking: The entire property is smoke-free. Violations may result in lease termination and cleaning fees starting at \$500.
- Lawn & Walkway Protection: Do not drive on lawns or walkways. Tenants are liable for damage.

General Maintenance & Utilities

- Trash Disposal: Use designated locations only.
- Please keep trash totes out of sight, except on designated garbage pick-up days.
- Water Usage: Excessive use, such as washing vehicles or filling pools, is not allowed.
- Light Bulbs & Furnace Filters:
 - Landlord provides new bulbs, smoke/CO alarms, and furnace filters upon move-in.

Tenant Responsibilities

- Plumbing Care: Do not dispose of foreign objects (e.g., rags, sand) in toilets or sinks. Tenants pay for repairs due to misuse.
- Appliance & Fixture Care:
 - Use non-abrasive cleaners.
 - Do not place adhesive contact paper on surfaces.
- Laundry & Drying: No hanging laundry from windows, porches, or balconies.
- Moving Materials: Tenants must dispose of all moving boxes and packing materials themselves.

Services Provided by Landlord

- Garbage Removal: Included at no cost but only for regular household waste. No furniture or appliances allowed in trash totes.
- Snow Removal: Driveways only; no guaranteed timing.
- Lawn Care: Regular lawn cutting and basic garden bed maintenance.
- Water Utility: Included, unless excessive use or unreported plumbing issues occur.
- Maintenance: Landlord covers permanent fixtures unless damage is caused by tenant neglect.