

“GUIDELINES FOR LIVING” AT THE LYNHURST APARTMENTS

1. The name of Lessee may be exhibited only in a form and manner approved by Lessor on the door of each respective apartment. Lessor will place a label on the mailbox assigned to Lessee within a reasonable amount of time after Lessee’s arrival to the building. Lessee shall not permit any signs, pictures, aerals, or posters to be displayed which are visible outside the apartment building.
2. The entrance door to each apartment is to be kept closed at all times except when in use. No additional locks or other locking devices may be attached to any door or window. Management will retain a key to the entry lock for emergency and maintenance purposes. No additional keys for any door other than the keys provided to the Lessee by the Lessor, shall be made or used. If additional keys or replacements for lost keys are required by Lessee, such keys may be acquired from Lessor for a small service charge.
3. No television set, radio, stereo or other sound producing system, musical instrument or other equipment shall be played or operated in a loud manner during standard sleeping hours of 9 p.m. – 8 a.m., or in any manner detrimental to the enjoyment and comfort of the other residents during all other hours. The use of any electrical device or appliance which causes interference with the radio or television reception or other electrical equipment is prohibited.
4. Entrances, stairways, halls, porches, sidewalks, and other common areas in or about the building are to be used only for the purpose of ingress and egress. Persons are not to play or be unnecessarily in the halls, entrances or on stairs. No object of any kind shall be left or stored in such places and Lessee agrees to Indemnify and save Lessor harmless from any and all liability, cost and expense from any and all claims for loss, injury or damage to the person or property of any person resulting from Lessee’s property being left or stored in such places. Storage space is provided for Lessees on a first-come, first-serve basis at an additional charge. If all available storage space is rented at the time Lessee makes a request for storage space, then Lessee will have to find adequate storage for their belongings at a commercial storage facility in the area or at some location off the leased premises.
5. No animals, birds, or reptiles are allowed without the prior written consent of Lessor and upon additional deposit and rental payment as contained in “Pet Permit.”
6. All automobiles whether owned by Lessee or Lessee’s family or their visitors or guests, shall not be parked in such a manner as to interfere with the flow of traffic and access to the building. Washing, repairing, lubricating or servicing automobiles will not be permitted on the premises without permission of Lessor. Lessee, Lessee’s family members and their visitors and guests shall not drive in excess of 5 miles per hour on driveways and parking areas. All unlicensed or inoperable vehicles will be ticketed and then towed away at owner’s expense. Due to limited space in the parking area, all visitors must park along the street, rather than in the Lynhurst Apts. parking area. The parking area is adequate for one vehicle per apartment. Therefore, each Lessee is allowed one parking space for their apartment unless other arrangements have been made with Lessor. Vehicles without Lessor issued parking permits may be towed if parked in the resident designated parking area.
7. No objects shall be placed, hung, or maintained on window ledges or the exterior of the building or common areas thereto. Rugs, carpets or other items shall not be shaken or beaten from windows or in common building areas. No litter of any kind shall be swept, thrown or emptied on, into or from windows or other common areas. All garbage shall be disposed of either by the use of the garbage disposal unit in each apartment or by placing same in closed designated containers provided by Lessor and located in the designated area.
8. Lessee, Lessee’s family members and their visitors and guests shall at all times conduct themselves in such a manner as to not interfere with the enjoyment, comfort and safety of other residents. In this connection, Lessee shall not create or maintain a nuisance, make or permit unnecessary noise or any odor to emanate from Lessee’s apartment which is objectionable to other residents.
9. Lessee shall not waste or unreasonably use any utility service furnished by Lessor. Water leaks or other failures of mechanical or electrical equipment must be promptly reported to Lessor. Failure to provide prompt notice could result in resident being billed for damage repair. No electrical equipment which is duplicative of equipment furnished by Lessor shall be used and electrical circuits shall not be overloaded. The facilities available in each apartment shall not be used for any other purpose than those for which they were designed and intended, and no refuse or injurious substance shall be placed or used in such facilities. Carpets may be shampooed only with the approval of Lessor and in accordance with its directions. Windows shall not be left open for any unreasonable length of time during cool or inclement weather. Lessee shall not attempt to maintain or regulate any mechanical or electrical equipment other than the standard controls located in his/her respective apartment area.

10. Lessee is responsible for regularly testing the smoke alarm by pushing in the test button and holding for 5 to 10 seconds. This should be done once per week. Should the test prove that the detector is defective for any reason, Lessee is to notify Lessor in writing immediately.
11. All laundry work shall be done only in the designated laundry area. Lessor shall not be responsible for any damage to or loss of personal property in the laundry area. Washing and drying machines are not to be used nor stored in any apartment.
12. No fire producing devices or fluids, fuels, explosives or other hazardous materials or articles shall be kept, maintained, or used in the building.
13. Waterbeds are prohibited. Special written permission may be obtained from Lessor under certain conditions, including proof of insurance by Lessee.
14. All draperies and blinds must have white or light colored linings to maintain a uniform appearance of the building.