



Building Regulations

To benefit all residents and to insure proper use of both the rented premises and the entire building, Tenants agree to comply with the following Rules and Regulations. These Rules and Regulations are part of Tenants' Lease Agreement.

BUILDING RULES

1. Tenants will use the premises for residential purposes only; will not conduct any business in or from their premises; will obey all laws, ordinances, and health regulations; and will do nothing that may injure the reputation or condition of the building or its owner. Solicitation of any kind, by guests or Tenants, is prohibited at all times.
2. Tenants will not do anything or keep anything in or about the premises that in any way will increase the risk of fire or that may conflict with fire or insurance regulations.
3. Tenants shall respect the rights of all other tenants/occupants of the building to peace and quiet and will not disturb any of them unreasonably by shouting or other loud use of his or her voice, with noise, music, radios and televisions, chemical odors, or in any other way. All abusive, disorderly, violent, or harassing conduct by a Tenant, including but not limited to abusive and/or foul language, sexually explicit comments toward tenants, occupants, or management is prohibited and is grounds for immediate termination of tenancy. Likewise, vandalism of any kind by a Tenant on or to Landlord's property is prohibited.
4. Tenants are responsible for the behavior of any and all of their guests, visitors, and invitees. Such persons may not break Tenants' Lease or these Rules and Regulations. Tenants are responsible to pay for any damages or clean-up resulting from the conduct of their guests, visitors, and invitees.
5. Except for controls in Tenants' premises, intended for Tenants' use, Tenants will not operate any other controls relating to the building's utility services without the expressed, approval of Landlord. This includes but is not limited to heating and air conditioning, water and sewer, gas, electric (including lighting), elevators, laundry, or other equipment, and Tenants will not enter the boiler/furnace room.
6. Tenants will not obstruct entrances, public areas, hallways or other corridors, stairs, exits, parking areas.

7. Tenants will not drive any nails or screws into walls, floors, tiles, ceilings, woodwork, or partitions; will not drill holes or fasten any article on any part of the premises, or damage or deface the same. Use of tape, glue, or adhesive of any kind is not permitted. Nothing, including clothes, towels, pictures, or any other item, shall be hung from pipes, or any fixtures of the premises.

8. Animals are not allowed at any time, under any circumstance, except for legally authorized service dogs.

9. Tenants will not add or in any way change locks or keying.

10. No furnishings may be taken from the premises and put in halls or outside terraces. No blinds, shades, or screens shall be attached to, hung in, or used in connection with any window or door of the premises without prior written consent from Landlord.

11. Tenants will act reasonably to conserve water and energy, and will report running toilets and faucets to Landlord for service. Tenants will not leave televisions or other permitted devices on and unattended.

12. Tenants will use toilets, tubs, and sinks only for their primary purpose and will never use them to dispose of sweepings, rubbish, rags, garbage, sanitary napkins, or other items likely to clog them. Tenants are liable to pay Landlord for any expenses it incurs for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.

13. Tenants will keep/store any personal property only in their premises. Storage of kerosene or other flammable or explosive agents is always prohibited. The Landlord is not responsible for any items left in the premises at the end of the Lease term.

14. Trash and garbage (including recyclables) can be placed in the trash and recycle containers provided by Landlord on the top floor. Housekeeping will also clean these bins on a regular schedule.

15. Tenants will perform reasonable housekeeping in their premises to maintain them in a clean, neat, and sanitary condition.

16. Unless expressly permitted by Landlord in writing, tenants shall not display any signs, flags, pennants, placards, advertisements, notices, pictures, ornaments, stickers, handbills, or other lettering so as to be visible on the outside of the building or the premises.

17. The antenna on the top roof is owned by Mobitel. Tenants should not tamper with the antenna and are prohibited to use or any of these premises. (Do not Touch)

18 Tenants of apartment 1/2/4 are prohibited to go on the roof terrace of the building. Tenants of apartment 3 will be careful not to destroy any cables or part of the Antenna installation when going on the top roof terrace.

19. Air conditioners, microwave, and other equipment beyond those supplied by Landlord are prohibited without prior written permission of Landlord.

20. Smoking is not permitted at any time in the building, except on outside terraces.

21. Tenants will not remove the batteries from the safes or tamper with the smoke detectors.

22. Possession, sale, or use of any illegal drugs or drug paraphernalia in the premises is prohibited.

23. Maintenance requests shall be submitted in writing to the landlord. Specifics of the problem, to the extent possible, must be included in the request.

24. Tenants are strictly liable to reimburse the Landlord for repair of any damage caused by violation of any of these Rules by Tenants or by their guests.

These Rules are a part of any Lease agreement signed and Tenants agree to comply fully with all of the requirements of the Lease, including these Rules and Regulations.