

UPLAND GREENS

HOUSE RULES & REGULATIONS

1. The sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the Premises.
2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Tenant on any part of the outside of the Premises or building without the prior written consent of the Landlord.
3. No awnings or other projections shall be attached to or protrude beyond the outside walls of the building, and no blinds, shades or screens shall be attached to or hung in or used in connection with, any window or door of the Premises, without the prior written consent of the Landlord.
4. Radio or television aerials or wires shall not be erected in or about any part of the Premises without the written permission of the Landlord.
5. The Landlord may retain a passkey to the Premises. Tenants may not alter any lock or install a new lock or a knocker on any door of the Premises without the written consent of the Landlord, or the Landlord's agent. In case such consent is given, the Tenant shall provide the Landlord with an additional key for the use of the Landlord pursuant to the Landlord's right of access to the Premises.
6. Nothing shall be done in or about the building, which will interfere with the rights, comforts, or convenience of other tenants. Music instruments, radios, television or phonograph shall not be operated in a manner that is disturbing or annoying to other tenants, nor shall any disturbing noises be made at any time.
7. Animals or birds shall not be kept in or about the Premises without the written consent of the Landlord.
8. Window sills shall be kept free from all personal property. No additional air conditioning unit can be installed without written consent of Landlord.
9. No equipment may be moved from any part of the building. All equipment must be permanently retained in its original location.
10. The front entrance is to be used when moving in and out of the Premises, and Tenant shall use elevator pads and other necessary padding (for the floors and walls to prevent damage to the building), which shall be provided by Landlord. All damages to the building caused by the moving or carrying of articles therein shall be paid by the Tenant or person in charge of such articles.
11. No screws, spikes, hooks or nails shall be driven into the walls or woodwork of the Premises unless they are repaired to original condition at the end of the term of the lease. No crating or boxing of furniture or other articles will be allowed within Premises.
12. Newspapers, cans and other refuse must be placed in containers provided by the Landlord for that purpose and the container lid, if any, must be kept tightly closed at all times. Such containers must be maintained in accordance with applicable governmental regulations. Recyclable items shall be placed in the correct labeled containers.
13. The storage of kerosene, gasoline or other inflammable or explosive agencies is strictly prohibited.
14. The parking of any vehicle other than one within the designated residential parking area is strictly prohibited.
15. No car repairing or maintenance shall be done at any time in or about the Premises.
16. Balconies and patios shall only be used in season with outdoor lawn furniture. **NO STORAGE ALLOWED OUTDOORS OF ANY ITEMS AND NO ITEMS ARE TO BE PLACED OVER BALCONY RAILINGS.** Outdoor cooking or barbecuing is not allowed.
17. Waterbeds or water-filled furniture is not allowed on Premises.

