

# RESIDENT RULES AND REGULATIONS



**WELCOME!** We're glad you're here! Our goal is to maintain our properties as the finest student residences in Auburn. To do this, the following Rules and Regulations have been established to assure and promote the well being of all our residents. Please read the Rules and Regulations carefully and be sure if you ever have any questions or problems that you contact the property manager at the Auburn Realty office. The office is open Monday - Friday from 8:30 - 11:30 a.m. and 1:00 - 5:00 p.m. Please try to take care of any problems or service needs during these hours. The office phone is **334-887-8777**.

**QUIET HOURS** Many of our residents are students. To insure an environment that is conducive to studying, all residents are expected to conduct their personal activities in a manner which does not infringe upon the rights of any other resident. No resident (or guest) shall make or permit to be made any disturbing noises on the premises, nor shall resident (or guest) do anything that interferes with the rights, comforts and conveniences of other residents. Noise (music or otherwise) shall be maintained at a reasonable level at all times. Although loud music and parties are not permitted at any time, the following hours are considered absolute "quite hours" and must be observed by all residents:

**Sunday – Thursday 10:00 p.m. - 9:00 a.m.**

**Friday – Saturday 12:00 Midnight - 9:00 a.m.**

Residents are encouraged to work out noise problems by first talking with the resident causing the problem. If he or she does not lower the noise, then please file a noise complaint with the Auburn Police Department. Anytime that Management is called to the complex by the Police because of a disturbance, any guarantor(s) and/or parent(s) will be notified at that time, regardless of the time of day or night. **How do you know if you're too loud? If your next-door neighbor can hear your stereo, TV, or party, you are too loud.**

**1. NOTICE** All requests or complaints shall be made to Auburn Realty, LLC. Residents shall give immediate notice of any accident, injuries, broken water pipes or damages to the premises. No boundary or ground security is provided by Lessor or its Agent.

**2. COMMON AREAS** Residents are to assist in keeping the common areas, walkways, grass, and parking areas clean. If cigarette butts, trash, beer cans, etc., have to be picked up by Auburn Realty at resident's front entrance, the expense of such cleaning will be charged to the resident. If a complex provides a pool, residents are responsible for the cleanliness of this area in regard to those items which residents or guest bring to use around the pool. Residents not adhering to this policy will be charged a fee for clean up. Boisterous conduct and horseplay around the pool area are prohibited. Pool rules are posted in the pool area. The pool area is open to all residents and cannot be reserved for single group use or for parties. **NO LIFE GUARD IS PROVIDED.** Pool hours are set by management. LESSEE and their guests use all recreational areas at their own risk. Any guest must be accompanied by LESSEE at all times.

**3. PARKING** Parking spaces are at a premium. Therefore, no trailers, boats, or motor homes are allowed to be parked in any of our lots without written permission from Management. There are no reserved parking spaces. All vehicles must have the appropriate parking decals to avoid being towed. See Parking & Towing Addendum for permit parking. Spaces are available on a first come, first serve basis. Vehicles should be parked in a reasonable manner. Management reserves the right to enforce parking regulations to accommodate the available space. Abandoned and inoperable vehicles will be towed. Any vehicle that is parked off the pavement, on any grassed area, or that blocks a dumpster or another vehicle is subject to a \$100 fine or towing at the vehicle owner's expense. No motor vehicles may ever be parked on patios or behind any building. No repair work, including oil changes, or car washing may be done on vehicles in the parking areas or on the premises. All vehicles in the parking lot must be maintained in good repair.

**4. MOTORCYCLES** Motorcycles, including motorbikes and minibikes, will not be parked inside any Unit, on walkways, grass or entrance landings to apartments. Parking will be allowed only in the parking lot or other areas specifically provided by management.

**5. GARBAGE** Dumpsters are located in parking areas. These dumpsters are for the use of our residents only. Please bag all food items and break down boxes before putting them into the dumpster. Please put all trash into the dumpster, not on the ground around it. Never leave trash by your door or patio. Besides being an eyesore, trash in these areas will attract bugs. Garbage should be bagged and removed from apartment daily. **No garbage should remain outside unit for any length of time** or inside apartment when lessee is away over a period of 2 days. A minimum \$50.00 fee will be charged against any resident for leaving trash or trash bags outside of their unit.

**6. OUTDOOR COOKING** Only propane burning grills are permitted and must be maintained in a neat and clean manner. Charges will be made to residents for grease drippings on concrete and for smoke on ceilings. No cooking is allowed on walkways or porches. All cooking must be done in designated yard areas at least 15 feet from any building. No charcoal/wood burning grills or smokers are allowed as they present a fire/safety hazard. **Non-propane burning Grills/Smokers or other unauthorized items left on common walkways will be discarded with no further notice given.**

**7. OUTDOOR LIGHTS** Only clear or white standard light bulbs are permitted on the outside of the building. Outside decorative lighting is strictly prohibited.

**8. FLAMMABLES/EXPLOSIVES** Storage of kerosene, gas, butane, other bottled gases, or other flammable or explosive agencies are prohibited. Kerosene heaters are not allowed to be used on the premises. **CALL 911 IN CASE OF ANY EMERGENCY!**

**9. APARTMENT INTERIOR** The hanging of pictures, etc., shall be accomplished by means that are removable without damage and without spots remaining on walls or otherwise. Interior furnishings shall not be moved outside of the unit at any time without written

permission by Auburn Realty. For Condominium Units, this section (#9) does not apply to owner/owner child/non-Auburn Realty rental occupied units.

**10. APPLIANCES / CABLE-INTERNET MODEMS** The repair/replacement of any appliance/cable internet modem provided by the property that is damaged through negligent use or removed from property by Lessee will be charged to the Lessee.

**11. WINDOWS AND DOORS** Cleaning interior windows is the resident’s responsibility. When window coverings are furnished by Lessor they are not to be removed without the prior written permission from Lessor. A charge will be assessed against Lessee’s deposit for violation. Sheets, towels and other make shift coverings are not permitted. No window painting, signs, posters, or plaques or any other items, except curtains, blinds, or shades are permitted. Cans, bottles, or similar items shall not be placed on windows or windowsills if they can be seen from the exterior of the unit. Residents are responsible for all broken glass. Damages to exterior or interior doors are the resident’s responsibility. The resident will not paint or place any signs or other advertising matter upon doors, in the windows, hallways, or outside of the building. If window screens are provided, Lessee is responsible for damages to them. Screen doors are not provided by Lessor.

**12. MAINTENANCE** Once every quarter, maintenance personnel will conduct a preventive maintenance inspection of all units, which will include checking the smoke detectors and changing you air conditioner filter. They will also check for dripping faucets or running toilets, which will be repaired at that time. In between inspections, please report any leaking faucets, running toilets, or problems with smoke detectors to the Auburn Realty office.

**13. SALES/SOLICITATIONS** No sales (auction, yard sales or otherwise) are permitted on the premises. Likewise solicitors are not permitted. Notify management immediately of any solicitation on premises or call the Auburn Police at 887-4981.

**14. PEST CONTROL** Auburn Realty contracts for monthly pest control spraying in every condominium and apartment unit. If provided, **this service is not optional** and all residents are expected to cooperate with the pest control personnel. They are spraying mainly for roaches, but if you have any other pest problems, please report them to the Auburn Realty office immediately.

**15. DESIGNATED CONDUCT** All residents are expected to respect the rights of others. Climbing or sunbathing on the roof is prohibited. **OUTDOOR PARTIES AND/OR KEG PARTIES ARE ABSOLUTELY NOT PERMITTED IN ANY APARTMENT OR ON THE PREMISES.** Hosting a large party or keg party shall be considered an Event of Default under the Lease. The consumption of alcoholic beverages in the common areas is prohibited. Any illegal activity found to be going on or in the premises by the Lessee or their guests/visitors will be cause for immediate eviction. If unit is part of a condominium type property the Lessee hereby agrees to abide by all Association Rules and Regulations.

**16. PROHIBITED PROPERTY ON PREMISES** Pianos, amplifiers, electric guitars or other commercial sound equipment cannot be used on the premises. **No animals are permitted at any property** without written consent by Auburn Realty, LLC. Waterbeds are not allowed without proper insurance and the prior written consent of Management.

**17. GUESTS** Guests are the responsibility of the resident visited, including damages done to the unit and/or premises by any guest.

**18. LOCKS/KEYS** Management may retain a master key to each Unit. No lessee(s) shall alter the lock(s) or install different locks on any door. If a key is lost or stolen during the lease term, or not returned for any reason at the termination of the lease, a charge for replacement of lock and keys will be charged to resident and may be charged against the lessee(s) Security Deposit. No lessee may duplicate a key, and a tenant living in a unit with other individuals on a common lease shall not allow the use of their key by any person not on the lease without the express written permission of all individuals on the lease. The Auburn Realty office keeps spare keys which may be picked up during office hours if you lock yourself out of your unit. Only registered tenants will be allowed to check out a spare key. Auburn Realty will not issue a key to anyone not listed on the lease, besides pest control and ordered maintenance. If you lock yourself out of your unit after our working hours, you will need to call (334) 502-0250. There will be a \$50.00 service fee due in cash at the time you are let into your unit. You must also present a picture ID before you are allowed access into the unit.

**19. OCCUPANCY / USE** The premises shall be occupied by the Lessee(s) named in the Lease Agreement ONLY. The premises shall be used as a private residence only, and no other person(s) shall occupy the said premises. Nothing may be attached to the building. No signs, flags, or political materials may be displayed from windows. Breezeways and walkways are common areas and must be kept clear of all personal belongings. Breezeways will be checked periodically and all items not permitted will be removed and disposed. Doormats are permitted outside front doors, but carpet scraps may not be used for doormats. Non-breakable containers for cigarette butts and ashes are permitted outside your front door (and back door, if applicable). Any resident or guests caught throwing cigarette butts on premises will be fined a minimum of \$50.00 and be expected to clean up what they have done. NO SMOKING of any kind is allowed in the unit.

**20. THE LESSOR RESERVES THE RIGHT** to make and enforce such other rules and regulations as in its judgment may be deemed necessary or advisable from time to time to promote the safety, care and cleanliness, and for the preservation of good order.

**21. INCORPORATION OF THESE RULES INTO LEASE:** These rules and regulations are referred to in the lease and are thereby incorporated by reference therein and as an attachment. Property: \_\_\_\_\_ Unit #: \_\_\_\_\_

\_\_\_\_\_  
LESSEE Signature DATE

\_\_\_\_\_  
LESSEE Signature DATE

\_\_\_\_\_  
LESSEE Signature DATE

\_\_\_\_\_  
LESSEE Signature DATE

AR Initials: \_\_\_\_\_