

OAKWOOD HOUSE RULES

Resident membership at this property carries with it pride of belonging and a responsibility to fellow residents. Every effort is made to make your stay here enjoyable and comfortable, but the support and cooperation of you, as a fellow member, is necessary. The observance of certain minimal requirements will help maintain the high standards.

1. **Noise Control:** Community living makes it necessary that each resident consider his neighbor. Excessive noise and loud music in apartments, hallways or outside areas cannot be permitted at any time. Enjoy yourself but, please, not at the expense of your neighbor's comfort. Music, TV's, etc, should be turned down at 10:00 p.m. on weekdays and midnight on weekends.
2. **Recreational Facilities:** Our facilities are furnished by management for the use of residents. Invited guests may use the facilities, when accompanied by sponsoring resident, or an "as available" basis. Guests must be registered at the Business Office and be issued a Guest Card as identification. A Guest Card will only be issued to the lessee(s) of an apartment. No more than two guests will be permitted per lessee unless prior arrangements have been made with the Manager. Shirts or some swimsuit covering, and shoes or sandals **MUST** be worn in the Clubhouse at all times. No bare feet. In the event any resident or minor of such resident or invited guest conducts him/herself in an unbecoming manner or causes him/herself to be a nuisance while using such facility, management reserves the right to revoke recreational facilities privileges. Use of the facilities by minors shall be governed by the following rules and regulations:
 - a. No use of the Clubhouse and all Clubhouse facilities by anyone under 14 years of age, unless in the company of the lessee and/or guardian.
 - b. No use of pool facilities by anyone under 14 years of age, unless in the company of the lessee, parent and/or guardian.
 - c. No use of the fitness center by anyone under 14 years of age, unless in the company of the lessee, parent and/or guardian.
3. **Outdoor Common Areas:** For the safety of all, glass or breakable objects are not permitted in any of the pool areas. To keep the pools operating properly, no foreign objects such as poolside furniture, plastic cups, or liquids are to be put into the pools. Again – the use of the pool, spas and pool areas by anyone under 14 years of age is prohibited unless under the direct supervision and company of the lessee, parent and/or guardian. In the interest of safety and general upkeep of all common areas, there can be no use of non-motorized vehicles (skateboards, roller skates, bicycles, tricycles, etc.), no horseplay, and no games or sports played in any common area.
4. **Use and Care of Equipment:** It is the responsibility of each resident to treat and use all equipment as though it were your own. Use of facilities is limited to

certain hours, and it is expected that all will respect those hours. The use of all facilities shall be governed by posted rules and regulations for the health and safety of all residents and their minor children.

5. **Pets:** No cat, dog, parrot, or other bird or animal or any aquarium in excess of a 25-gallon capacity is to be kept on the premises or in any apartment except at selected properties at which prior permission has been obtained from the manager and appropriate leased addendums and additional deposits have been paid.
6. **Balconies, Patios, and Windows:** No objects of any kind are to be set on balcony ledges. No alterations and attachments of any kind are to be affixed to any portion of the balcony or overhang. No objects of any kind is to be placed on or affixed to the windows or doors where they are visible from the exterior of the building, nor the hall side of apartment doors. Such objects include, but are not limited to towels, wearing apparel, posters, flags, signs, stickers, decals and tinfoil. In the interest of safety, and pertinent fire and insurance ordinances/regulations, barbecues, hibachis or other such devices of a similar nature, which use charcoal, propane gas or a similar combustible fuel are not to be kept, stored or used within the apartments, or on any apartment balcony or patio. Only approved outdoor patio furniture is allowed on balconies/patios.
7. **Bicycles and Motorcycles:** No mopeds or motorcycles are to be stored on patios, balconies, in apartments, under stairways or in any other area except as designated by Management. Up to two bicycles and tricycles may in the apartment or on the balcony provided they are presentable in appearance and maintained for use.
8. **Parking:** Authorized parking areas and appropriate stickers are issued to residents. Be sure your sticker is affixed to the proper location on your car. Any vehicle without an authorized sticker is subject to tow-away at owner's expense. Visiting guests and tradesmen should be warned not to park in authorized spaces or they, too, may be towed away. Vehicles must be in operating condition with current registration.
9. **Uninvited Guests and Solicitors:** We urge all residents to help keep unauthorized persons off the premises. Discourage and report all door-to-door soliciting and unauthorized use of facilities. Residents are urged to carry the Clubhouse Key or Key Card at all times, as identification.
10. **Trash Rooms and Receptacles:** Rubbish containers and ashtrays are provided for your use. It is the responsibility of each resident to help keep the premises tidy. Please do not leave cups, plates, papers, cigarettes, etc., anywhere on the grounds. Use the containers. Newspapers, rubbish, etc., must be placed down the trash chute and not left in the hallways or stairways.
11. **Fire Doors:** Hallway fire doors are vital for your protection in the event of fire. The law requires that these doors not only be closed, but latched at all times.

Please help us cooperate with this safety requirement by not propping fire doors open.

12. **Smoking:** In order to make our environment healthier and safer for all residents and employees, no smoking is permitted in the clubhouse lobby, conference rooms, party room, TV theater, gyms, rest rooms, elevators, hallways, stairwells, or any other enclosed area. Smoking is permissible only inside apartments or in common outdoor areas.
13. **Prohibition against Posting of Signs and Notices:** Any type of objects which may deface the buildings, common area structures, landscaping, walls and fencing are not permitted. Residents and guests are prohibited from posting signs, notices, flyers, posters, stickers and other like items on any building, common area, landscaping, walls, fencing or other structure without prior written consent of management.

Owner reserves the right to make and enforce such other reasonable rules and regulations as in owner's judgment may be deemed necessary or advisable from time to time, to promote the safety, care and cleanliness of the premises and for the preservation of good order. Resident acknowledges s/he has read all foregoing house rules and understands that said rules are those which are referred to in paragraph 5c of the lease agreement between the owner of the property and resident. Resident agrees to comply with said rules.

In the event the owner shall provide organized recreational or social activities for residents, such shall be deemed gratuitous and the owner reserves the right in its sole discretion to change, cancel or terminate said activities without notice. Management reserves the right to permit the clubhouse, common areas and/or recreational facilities to be used for private parties, meetings, or functions and charge appropriate usage and deposit fees.