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525 Park Side
525 S. Garfield Ave.
Traverse City, MI 49684

RULES AND REGULATIONS

Tenant and occupants (collectively, "Tenant") agree to comply with the following Rules and Regulations in order to benefit all residents and to insure proper use of the rented Premises. These Rules and Regulations are incorporated into Tenant's Lease. Unless otherwise stated, the word "building" means the residential apartment building located at 525 S. Garfield Avenue, Traverse City, MI 49686 and the word "Premises" means the apartment Tenant rents in the building.

BUILDING RULES

1. Tenant will use the Premises for residential purposes only; will not conduct any business in or from the Premises; will obey all laws, ordinances, and health regulations; and will do nothing that may injure the reputation of its owner or damage the condition of the building. Solicitation of any kind, by guests or Tenant, is prohibited at all times.
2. Tenant 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. Tenant shall not have a live Christmas tree on the Premises.
3. Tenant shall respect the rights of residents in the building and surrounding neighborhood 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, or odor; 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 neighbors 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. Tenant is responsible for the behavior of any and all of their guests, visitors, and invitees. Those persons may not violate the terms of Tenant's Lease or these Rules and Regulations. Tenant is responsible to pay for any damages or clean-up resulting from the conduct of guests, visitors, and invitees.
5. Except for controls in Tenant's Premises intended for Tenant's use, Tenant will not operate any other controls relating to the building's utility services without Landlord's expressed, written, prior approval. This includes but is not limited to heating and air conditioning, water and sewer, gas, electric (including lighting), elevators, laundry, or other equipment, and Tenant will not enter the boiler/furnace room.
6. Tenant will not obstruct entrances, hallways or other corridors, stairs, exits, driveways, parking areas, walks, or fire escapes.
7. Tenant 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. Pictures may be hung, provided that only small size "a" type "Bulldog" type hangers or push pins are used. Use of tape, glue, or adhesive of any kind is not permitted. Nothing, including clothes, towels, pictures, or any other item, shall be

8. No animals are permitted in the rented Premises at any time, under any circumstance, except for a pet dog Landlord may permit Tenant to have in the Premises, or a legally authorized and medically verified guide dog.
9. Tenant will not add or in any way change locks or keying.
10. No furnishings may be taken from the Premises and put in halls, basement, or on porches or balconies without Landlord's prior consent, even for limited times. No blinds, shades, or screens shall be attached to, hung in, or used on any window or door of the Premises without Landlord's prior written consent.
11. Tenant will not varnish, paint, paper, or otherwise decorate any walls, floors, doors, woodwork, or cabinets without Landlord's prior written permission. All restoration costs (even if decoration was with permission) will be at Tenant's expense, but must be supervised by Landlord.
12. No vehicle or bicycle shall obstruct a drive or in any way interfere with access, nor shall they be parked on lawns, shrubberies, patios, walkways, or lawn extensions. Bicycles may not be brought into the Premises without Landlord's prior consent. Vehicles shall not be repaired, lubricated, or washed on driveways or in parking areas of the Premises. Any vehicle of Tenant or of Tenant's guests or invitees that leak oil or hydraulic fluid (which damage blacktop) must be removed, and Tenant is responsible for any cleanup (including environmental cleanup), and repair.
13. Tenant will act reasonably to conserve water and energy, and will report running toilets and faucets to Landlord for service. Tenant will not make unreasonable use of heat, leave windows open during cold weather, or leave televisions or other permitted devices on and unattended. Tenant will not remove screens and/or storms from the windows, even briefly.
14. Tenant will not install any aerial or antenna, and will not erect or use any radio transmitters in the Premises without both appropriate filters and Landlord's prior written permission.
15. Tenant 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. Tenant is liable to pay Landlord for any expense it incurs for repairing damage (including unclogging toilets and drains) caused by Tenant, Tenant's guests, or invitees.
16. Tenant may keep/store any personal property on the Premises, but storage of kerosene, gasoline, or other flammable or explosive agents is always prohibited. Landlord is not responsible for any items left in the Premises at the end of the Lease term.
17. Trash and garbage (including recyclables) always shall be placed in the trash and recycle containers Landlord provides, and container lids, if any, must be kept tightly closed at all times. Tenant will put trash cans and recycle bins curbside for scheduled pick-up, and will return cans and bins to their normal non-curbside location the same day.
18. Tenant will perform reasonable housekeeping in the Premises to maintain it in a clean, neat, and sanitary condition.

19. Unless expressly permitted by Landlord in writing, Tenant 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.
20. Tenant will never go on the roof of the building for any reason.
21. Waterbeds and weight-lifting equipment are prohibited at all times. Air conditioners, microwave or other ovens, space heaters, hot plates, washers, dryers, and refrigerators beyond those supplied by Landlord are prohibited without Landlord's prior written permission.
22. Lofts in the Premises are prohibited.
23. Smoking or vaping of tobacco, marijuana, or any other drug or substance is not permitted at any time in the Premises and the apartment building, including entrances, driveways, and all grounds.
24. Tenant will not remove batteries from smoke detectors or in any other way disarm them.
25. Possession, sale, or use of any illegal drug or drug paraphernalia in the Premises or the building is prohibited.
26. Landlord provides light bulbs for all fixtures at the beginning of the Lease term. Tenant will replace light bulbs in all lighting fixtures in the Premises during the Lease term, and will leave working light bulbs in all lighting fixtures at the end of the Lease.
27. Possessing, using, or storing lethal weapons anywhere in the building is prohibited. "Lethal weapon" is defined as any deadly weapon which, from the manner used, is calculated or likely to produce death or serious bodily injury. This includes, but is not limited to: all firearms, hunting knives, switchblades, bows and arrows, machetes, or other knives.
28. Maintenance requests shall be submitted to Landlord, either in writing or by e-mail. Specifics of the problem, to the extent possible, shall be included in the request.

I, the undersigned, state that I have received these Rules and Regulations, that I have had a chance to read them, and that I understand them. I understand that these Rules and Regulations are a part of my Lease, and agree to comply fully with all of the requirements of my Lease, including these Rules and Regulations.

Tenant is strictly liable to reimburse Landlord for repair of any damage caused by violation of any of these Rules and Regulations by Tenant or Tenant's guests.

TENANT:

Dated: _____

/s/ _____