General Rules and Regulations – Cambridge Arms Condominiums

It is the desire of management to make our complex a pleasant place to live. It is necessary to have the cooperation of everyone so that the rights of all may be properly respected. We intend to do all we can to make you welcome and we hope you enjoy your new home.

RENT:

Rent is due on the first of the month, and considered late on the second day of the month. All rent must be paid by check, money order or cashiers check. No personal checks will be accepted for rent from a non-resident, unless approved by management in writing. There will be a late charge assessed on all rents paid after the 5th, as per the amount shown on the Rental Agreement.

RETURNED CHECKS:

There will be a \$25.00 service charge on all checks returned by the bank. This service charge is in addition to the above late charges. After two returned checks from the bank from a resident, only a money order or cashiers check will be accepted for rent from that resident. We do not re-deposit any returned checks, and any returned checks must be redeemed by the end of the first business day after the resident has been notified.

TERMINATION:

California Civil Code (Section 1946) requires a 30-day written notice of intention to terminate tenancy. All residents must comply.

ADDING OR CHANGING ROOMMATES:

New roommates must submit an application with a \$25.00 credit check fee, and vacating roommates must sign a 30 day vacate notice and turn keys into the rental office to be officially released from the rental agreement. Before the vacating resident will be released, the remaining resident(s) must be qualified for residency by management.

CONSIDERATION FOR NEIGHBORS:

In consideration of others, no resident nor residents family, friends or guests shall make or permit any disturbing noise in the building nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences of other residents. Singing, playing a musical instrument, or loud operation of a T.V., record, tape or CD player, radio, must be restricted to the hours of 9:00AM to 10:00PM.

USE AND CARE OF APARTMENTS:

- Residents shall not be permitted to install any special locks requiring an entry key. Door chains may be installed at the expense of the resident, but must be left intact when vacating.
- Please report anything in disrepair to the manager immediately. The garbage disposals, toilets, bathtubs, basins, sinks, and other water apparatus shall not be used for any purpose other than those for which they were constructed, nor shall any garbage, rags, sweepings, nor any other improper articles be thrown into the same, and any damage or expense resulting from misuse thereof shall be borne by the resident by whom, or upon whose premises it shall have been caused. The use of any inflammable liquid for cleaning or other purposes within or about the premises is forbidden.
- Residents shall not erect any aerial paraphernalia for television or radio or climb upon or have others climb upon the roof without the consent of the manager.
- No signs, advertisements, doorplates or other similar devices shall be inscribed, painted, engraved, or affixed to any part of the inside or outside of said premises. Foil, decals, or posters will not be permitted in any window, nor will residents on front doors install any type of screen door.
- Any article affixed or driven into the woodwork, walls, floors, or ceilings of said premises shall be the sole responsibility of the resident and resident shall be liable for any repair that is necessary during or after residency to restore premises to their original condition. Items installed on the premises become part of the realty of the owner and the manager must approve their removal. All residents requiring work repairs to their apartments must sign a Work Order form before work can be done. Work Order forms can be obtained from the manager.
- •

GARBAGE DUMPSTERS:

All trash and garbage is to be placed inside of the dumpsters and lids kept closed. Please do not slam the lids. All boxes must be broken down before putting into the dumpster. The resident must haul all large items away from the premises, as our disposal company does not take away large items.

PATIOS AND BALCONIES:

Trash containers, cleaning apparatus, and similar articles must be kept indoors and out of view. Clothing, rugs, towels, etc., may not be hung on patios, balconies, windows, or railings at any time, nor is the patio or balcony to be used for storage. Residents shall insure that any and all unsightly items be kept out of sight. Any BBQ's used on patios or balconies shall have a drip pan placed under the unit. Please be considerate of neighbors when using your BBQ. Management reserves the right to prohibit the use of BBQ's if deemed to be unsafe.

WATERBEDS:

Waterbeds will be permitted with proof of proper insurance coverage that must be kept in force for the duration of the tenancy of the resident.

LOCK OUTS:

The manager will handle lockouts after office hours (6:00PM). There is no charge for the first after hours lockout, the second will cost you a \$5.00 charge, the third and thereafter will cost you \$10.00.

VISITING GUESTS:

All guests who reside in an apartment exceeding 72 hours must be registered with the manager.

MISCELLANEOUS:

- The conduct of small children is the responsibility of the adult in attendance. No playing or running in the hallways, walkways, in the stairwells, or landscaping is permitted, nor loud play outdoors that is disturbing to other residents.
- The manager will not be held responsible to the resident for loss or damage to market goods and packages of any kind left at entrances or the management office, nor for any loss or damage to property in or on the premises by theft, fire or damage to any cars or other wheeled vehicles.
- Only emergency calls to the manager after 6:00PM, PLEASE!
- The owner or his agent may enter any apartment as provided by law in case of an emergency or to make necessary repairs or to show the apartment to prospective residents, purchasers, workmen, or contractors during normal business hours. Except in an emergency, notice of such an entry will be given verbally or posted on the door of the unit twenty-four hours in advance. The resident must sign a Work Order for maintenance.
- Management reserves the right to change these rules and policies at any time upon reasonable notice.

The undersigned has read, received a copy and approves of these General Rules and Regulations.

Resident	Date	Resident	Date
Resident	Date	Resident	Date

VIOLATION OF THESE POLICIES MAY RESULT IN ISSUING A TERMINATION NOTICE