

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.
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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.

