

# COMMUNITY POLICIES

1. All tenancies commence at \_\_\_\_\_ A.M. and terminate at \_\_\_\_\_ A.M. (P.M.)
2. The sidewalks, driveways, passages and common areas shall not be obstructed or used for any purpose other than ingress and egress to and from units, unless otherwise specially designated.
3. Use of any parking area other than that assigned for parking is prohibited. Car washing or maintenance is prohibited in any area. If resident has been assigned a parking space, resident and his guests shall park in that space or visitor spaces only.
4. Signs, advertisements or notices shall not be painted or affixed upon any part of the building, outside or inside, nor shall any article be suspended outside the buildings or placed on the window sills thereof.
5. Noisy, disorderly or offensive conduct, or conduct annoying or disturbing to other residents shall be grounds for termination of occupancy. Vocal or instrumental music will not be permitted except between the hours of \_\_\_\_\_ and \_\_\_\_\_.
6. Pets are prohibited in the buildings or in the grounds at any time, except by written consent of the Owner and/or Owner's Representative and/or attached addendum (Pet Residency Requirement), and are subject to the provisions set forth therein. Pets which, in the owner's sole judgment, are dangerous breeds are strictly prohibited.
7. No adhesives or nails shall be used on walls or woodwork, nor shall any portion of the building be marked or otherwise altered without the written permission of the Owner and/or Owner's Representative.
8. Any damages resulting from clogged toilets or overflowing sink or bathtubs which are not the result of Owner's gross negligence shall be borne by the Residents.
9. The Pool is for the exclusive use of the Residents. Rules and regulations regarding use of the swimming pool are posted and strictly enforced. Children under the age of \_\_\_\_\_ must be accompanied by an adult. Guests of Residents wishing to use the pool must gain permission from the Owner and/or Owner's Representative prior to use.
10. All gates must be kept closed.
11. The laundry facilities are a convenience for the Residents and the Resident must leave the facilities clean after each use.
12. All Refuse must be placed in garbage containers available on the complex. No garbage should be placed outside the doors of apartments.
13. For security purposes, Residents must inform Owner and/or Owner's Representative of any overnight guests.
14. Parking may be assigned or designated by the Owner and/or Owner's Representative. All Rules concerning parking must be complied with by the Resident. Any areas shown or marked a fire zone is a no parking zone. Any car parked in a fire zone will be subject to tow-away procedures.
15. This Community is dedicated to honoring Federal and Arizona Fair Housing Laws. Accommodations will be made as reasonably necessary to the policies and regulations of the community in order to enable residents with disabilities to utilize the rented premises. The Community reserves the right to require reasonable medical evidence of the disability and that the requested accommodation is necessary.
16. These rules are attached to and become part of the Rental Agreement between the Owner and the Resident, dated the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.
17. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RESIDENT

OWNER AND/OR OWNER'S REPRESENTATIVE

