

Oakwood Hills RULES AND REGULATIONS

The following Rules and Regulations apply to Oakwood Hills:

1. Request assistance from the Landlord for instruction and help regarding the operation and care of each appliance or any physical part of the dwelling including doors, windows, lights, plumbing, floors, walls, and the appliances.
2. Windows may be decorated with plants and hanging baskets, and lawn furniture.
3. Resident will provide all light bulbs (of proper size) and batteries for smoke detectors and carbon monoxide detectors.
4. Use trash containers properly. **Resident cannot dispose of computer equipment or televisions with the regular trash pick-up.** Resident must privately recycle Laptop Computers, Computer Towers (CPU's), Monitors (screens), Keyboards, Printers, & Televisions (TV's) with a State DEP approved electronic recycling center. Keep sidewalks, common hallways, and lawns free of personal items, bicycles, toys, papers, and trash.
5. Conserve energy and assure safety by not installing additional appliances or equipment other than normal home items.
6. Comply with the laws of the several governmental units controlling the dwelling and property area.
7. No additional safety/security locks are to be installed without written permission from Landlord's management. No locks may be changed without written permission.
8. No supplementary cooling devices (i.e. window air conditioners) are permitted.
9. Under no circumstances are any supplementary heating devices permitted in any dwelling. Supplementary heating devices include kerosene heaters, wood stoves, space heaters, gas heaters, electric heaters, camp heaters, etc. These heating devices and their fuel constitute a grave fire hazard. Storage of any flammable substances in any dwelling is prohibited.
10. Parking is permitted in designated parking areas only. No buses, large trucks, trailers, boats, or any other oversized vehicles may be parked on the property.
11. Playing of radios, stereos, TV or musical instruments at loud volumes at any time of day is strictly prohibited. At no time may any noise be audible outside of the dwelling.
12. Only standard picture hangers may be used for hanging pictures, mirrors, etc. No adhesive hangers may be used. All window coverings must be consistent with the Landlord's expectations for proper window dressings and may not be a blanket, foil, or paper.
13. The use of water from the dwelling or the Landlord's property for the purpose of washing cars is prohibited. Maintenance and/or repair of any vehicle for any reason on the premises are prohibited. All vehicles parked on the property must be properly inspected, maintained, and licensed.
14. Waterbeds are not permitted.
15. The dwelling is to be used solely as a residential dwelling unit, and may not be used for any business purposes. The Resident agrees not to utilize the dwelling to conduct any business or to house any business of any size, for any purpose, for profit or otherwise.
16. Resident will comply with any additions to these rules enacted by the Landlord. Violation of the Agreement, or any of the rules and guidelines of this Agreement and the rental property shall be sufficient cause for fines.
18. **Action by Resident or Guests, that cause Police Action, or deprive the right of quiet enjoyment of other residents can be cause for eviction.**
19. Resident must notify the Landlord/Property Manager if Resident will be away from the apartment dwelling longer than seven consecutive days.
20. No wires or cables of any kind are permitted to be run along the outside of any apartment dwelling. **Resident will not install any satellite dish.**
21. Barbecue Grills may be used only in compliance with local codes and cannot be operated with flame within fifteen (15) feet of the dwelling or the Landlord's building.
22. If for any reason the Resident causes activation of a smoke detector within the dwelling as the result of smoking, cooking negligence, or other "false alarm", which causes an onsite response from the Fire Department & the Landlord is charged a fee, then the Landlord reserves the right to pass along any emergency services charge directly to the Resident.