

RULES, REGULATIONS, AND MANAGEMENT POLICY

1. Tenants will use the premises for residential purposes only; will not conduct any business in or from their premises; will obey all laws, ordinances, and health regulations; and will do nothing that may injure the reputation or condition of the building or its owner. Solicitation of any kind, by guests or Tenants, is prohibited at all times.
2. Tenants 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.
3. Tenants shall respect the rights of all other tenants/occupants of the building to peace and quiet 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, 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 tenants, occupants, 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 or to the property of other tenants or building users is prohibited.
4. Tenants are responsible for the behavior of any and all of their guests, visitors, and invitees. Such persons may not break Tenants' Lease or these Rules and Regulations. Tenants are responsible to pay for any damages or clean-up resulting from the conduct of their guests, visitors, and invitees.
5. Except for controls in Tenants' premises, intended for Tenants' use, Tenant will not operate any other controls relating to the building's utility services without the expressed, written, prior approval of Management. This includes but is not limited to heating and air conditioning, water and sewer, gas, electric (including lighting), laundry, or other equipment.
6. Tenants will not obstruct entrances, public areas, hallways or other corridors, stairs, exits, driveways, parking areas, or walks.
7. Tenants will not drive any nails or screws into walls, floors, tiles, ceilings, or woodwork; 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 hangers 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 hung from ceilings, pipes, or any fixtures of the premises.
8. Unless modified by the Lease, animals are not allowed at any time, under any circumstance, except for legally authorized Guide, leader, hearing, or service dogs.
9. Tenants will not varnish, paint, paper, or otherwise decorate any walls, floors, doors, woodwork, or cabinets without prior written permission of Management. All restoration

costs (even if decoration was with permission) will be at Tenants' expense, but must be supervised by Management.

10. No vehicle or bicycle shall obstruct a drive or in any way interfere with others' access, nor shall they be parked on lawns, shrubberies, patios, walkways, or lawn extensions. Bicycles may not be brought into the premises without prior written consent of Management.
11. Tenants will act reasonably to conserve water and energy, and will report running toilets and faucets to Management for service. Tenants will not make unreasonable use of heat, leave windows open during cold weather, or leave televisions or other permitted devices on and unattended.
12. Tenants will not install any aerial, antenna, or satellite dishes, and they will not erect or use any radio transmitters in the premises without both appropriate filters and prior written permission from Management.
13. Tenants 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. Tenants are liable to pay Landlord for any expense it incurs for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.
14. Tenants will keep/store any personal property only in their premises or in such space as Management may assign them, but storage of kerosene, gasoline, or other flammable or explosive agents is always prohibited. Landlord is not responsible for any items placed in storage. Nor is landlord responsible for any items left in the premises at the end of the Lease term.
15. Trash and garbage (including recyclables) shall always be placed in the trash and recycle containers provided by Landlord, and container lids, if any, must be kept closed at all times.
16. Tenants will perform reasonable housekeeping in their premises to maintain them in a clean, neat, and sanitary condition.
17. Unless expressly permitted by Management, Tenants shall not display any signs, banners, flags, pennants, placards, advertisements, notices, or other lettering so as to be visible on the outside of the building or premises - holiday décor being the exception.
18. Water beds, weight lifting equipment, treadmills and other exercise equipment are prohibited at all times. Air conditioners, space heaters, hot plates, washers, dryers, and refrigerators beyond those supplied by Landlord are prohibited without prior written permission of Management.

19. Smoking of any kind is not permitted *inside* the premises including marijuana (whether or not you are a card-carrying, registered patient in the Michigan Department of Community Health Medical Marijuana Program). This prohibition includes the Tenant, Tenant's guests and/or invitees. You may smoke outside provided that cigarette butts are safely and properly disposed of. DO NOT leave cigarette butts lying on the grounds.
20. Tenants will not remove batteries from smoke detectors or in any other way disarm them.
21. Possession, sale, or use of any illegal drug or drug paraphernalia in the premises, building, or on the property is prohibited.
22. Landlord provides light bulbs for all fixtures at the beginning of the Lease term. Tenants will replace light bulbs in all lighting fixtures in the premises during the Lease term, and will leave working light bulbs, of the same type provided at the beginning of the Lease, in all lighting fixtures at the end of the Lease.
23. 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.
24. Maintenance requests shall be submitted to Management, in writing, via phone, or e-mail.
25. An "in-house" mailbox is provided for your use and is located in the laundry room of Building 3. This mailbox is NOT for outgoing mail. If you prefer not to call management directly, this mailbox is for submissions of any comments, complaints, suggestions, non-emergency maintenance requests, and to return any necessary documents to management.

Tenants are strictly liable to reimburse Landlord for repair of any damage caused by violation of any of the Rules by Tenants or their guests or invitees.