



Premier Living Suites Rules and Regulations

CHARACTER AND RESPECT FOR OTHER RESIDENTS

A high level of respect for residents, guests, and employees of Premier Living Suites must be maintained by all residents as stated in the Lease and in these Rules and Regulations. Bias-related acts which intentionally degrade any category of resident based on sex, race, national origin, sexual orientation, disability, or faith will not be tolerated. Disruptive or violent behavior including, but not limited to, physical assault, abuse, harassment, bullying, threats, excessive noise, public intoxication, and boisterousness are strictly prohibited. Furthermore, any behaviors that compromise the peace, comfort, and safety of other residents are not acceptable. Residents are expected to keep their noise level to a minimum in respect for their neighbors especially during evening hours. Any resident participating in any of the acts stated above will be subject to removal from Premier Living Suites. **ABSOLUTELY NO LOUD PARTIES!**

FIRE SAFETY

The fire alarm signals all residents to evacuate the building immediately. Choosing not to cooperate or to evacuate during a fire alarm; being the cause of a false alarm; behaving inappropriately and causing the activation of a fire alarm system; tampering with, damaging or removing fire hoses, extinguishers, exit lights, sprinklers, heat/smoke sensors, extinguisher boxes or alarm covers, or any other fire safety apparatus is strictly prohibited and may result in eviction.

GENERAL FIRE INFORMATION

- The covering and/or removal of Smoke Detectors is strictly prohibited and a violation of the City Fire Code. The first violation will result in a two hundred dollar (\$200.00) fine; a second violation will result in eviction. Tampering with any fire safety equipment (i.e. exit signs, safety lights, fire extinguishers, and sprinkler heads) is also prohibited.
- Hookahs, pipes, candles, sternos, incense, kerosene lamps, propane and charcoal grills, and any other open flame or incendiary device are not allowed in any part of Premier Living Suites. Any of these items found will be removed from the building for safety purposes.
- Thumb tacks, nails, screws and double sided tape strictly prohibited. Paper tack and commando strips are acceptable for hanging things on the wall.
- Gasoline, kerosene, charcoal lighter fluid, and any other flammable liquid or substance is strictly prohibited from being stored at Premier Living Suites. Therefore any liquid-fueled (kerosene, propane, gas) space heaters are not allowed.
- Energy Saver Compact fluorescent light bulbs are the only acceptable light bulbs at Premier Living Suites. The Landlord will replace blown bulbs due to normal usage at no cost but not damaged bulbs.
- No furniture or any personal property should block an exit route or be stored in the hallways, porches or stairwells.
- The use of multiple plugs off a single outlet is prohibited. If additional plugs are required, please use multiple plug fuse strips with surge protectors. Extension cords must be UL approved and should be checked regularly for defects.
- Only artificial trees and garlands may be used in the residents' Room or Apartment during the Holidays.
- Small UL approved outdoor/indoor lights may be utilized.

FLAMMABLE FURNISHINGS AND DECORATIONS

Property Management reserves the right to forbid specific furniture, decorations, and other items that increase the flammability of Rooms, Apartments, and other common areas.



SMOKING POLICY

Premier Living Suites is a smoke-free living community, and smoking on the premises will not be tolerated; a resident must be at least 20 feet away from the building when smoking. Smoking is prohibited inside the building and near the entryways. Failure to comply will result first in a \$100 fine, second in a \$250 fine, third offense in a \$300 fine, and then possible eviction. You must dispose of cigarette butts in the appropriate bin placed outside.

ILLEGAL ACTIVITIES

Premier Living Suites strictly prohibits the violation of any federal, state, or local law. It is understood that all violations of the Rules and Regulations will be reported to the appropriate authorities. The use, possession, or distribution of controlled substances is strictly prohibited on the premises. The possession or use of firecrackers, explosives, dangerous chemicals, flammable liquids, charcoal lighter fluid, items which constitute a fire hazard, firearms or other weapons, ammunition, knives, chukka sticks, helium and propane tanks, and other dangerous objects or chemicals (as defined by law) is prohibited and are not to be stored or used in or around Premier Living Suites. Internal combustion engines are prohibited within the buildings. Setting fires is strictly prohibited. Violation of any of these policies will result in possible eviction.

ALCOHOL

The possession and consumption of alcoholic beverages on the Premier Living Suites property is governed by the appropriate state and city laws. Residents are expected to abide by all state laws governing the use of alcohol. Kegs are not allowed. Persons of legal age may not possess more than 96 oz. of wine or beer and/or 1 liter of liquor in the Apartment at one time or consume more than 96 oz. of wine or beer and/or 1 liter of liquor at one time.

FURNISHINGS

- Residents will be billed for replacement costs of any missing or damaged furniture or shades. No blankets or drapes are allowed in windows.
- Waterbeds are not allowed.
- Additional refrigerators of any size are not allowed in the apartment or bedroom.
- Residents shall make no alterations to the apartment/room or move, remove, disconnect or install any fixtures, furniture, equipment, or appliances situated therein without the written approval of the Property Manager.
- Painting or Papering of walls in the Apartments is strictly prohibited.

PROPER USE OF APPLIANCES

Residents will utilize all appliances appropriately. The resident takes full responsibility for the use of appliances and their functioning during their residency. Misuse, damage, and/or injury incurred by or caused by the resident are the sole accountability of the resident. The resident is liable for all appropriate charges and fees of damages caused by misuse.

HOUSEKEEPING

Residents will be expected to clean up after themselves in all areas of the building and maintain a level of cleanliness with reasonable health and safety standards. Property Management reserves the right to establish and enforce cleanly expectations to ensure health and safety standards as well as roommate compatibility.

GARBAGE

All garbage and discarded items should be placed in a trash/garbage receptacle in the Apartment and emptied to the dumpster outside on a frequent basis to prevent smells and odors. Appropriate garbage bags must be utilized. All common areas should be kept clear of filth, trash, and litter. Each apartment will be provided with a recycling container



to save on waste, recycling procedures will be posted. Violators are subject to a \$25 fine for improper removal and disposal of trash. A notice will be sent by email or text informing residents to remove garbage. If the garbage is not removed within 24 hours, the apartment will be fined \$25, and \$25 for every subsequent day the garbage is left.

VISITORS

A visitor or guest is an individual not on the apartment Lease Agreement. The resident will act as a host and shall accompany the visitor throughout the building at all times. The resident is responsible for the guest and their actions. Visitors are subject to all of the same rules, regulations, and expectations as the resident, and it is the responsibility of the resident to inform their guest of these rules, regulations, and expectations ahead of time. Should any of these be violated, Premier Living Suites reserves the right to demand immediate departure of any visitor. The resident will be liable for any and all damages and loss caused by their visitor. All visitors must sign in and sign out at the front desk and park in visitor parking only or be subject to towing. Visitors are not allowed to participate in meals provided to tenants only included the continental breakfast and free pizza night.

OCCUPANCY LIMITS

The maximum occupancy of the Apartments is 12 people.

The first infraction will be a warning.

The second infraction will be a \$50 fine per resident of the apartment.

The third infraction will result in eviction.

OVERNIGHT GUESTS

Overnight guests are allowed provided the guest does not interfere with the rights of the other roommates and residents of Premier Living Suites. Visitors are expected to abide the Premier Living Suites Rules and Regulations and will not demonstrate disruptive behavior. If the guest exhibits disruptive behavior, they may be banned from Premier Living Suites. Continued abuse of this policy may result in resident eviction. Each resident is permitted to have an overnight guest eight (8) nights per month.

ACCESS

The outside doors of Premier Living Suites will be during non-business hours. Propping the exterior doors open without proper authorization is prohibited and may result in the termination of your Lease Agreement. Unauthorized entry to any of these doorways is not allowed.

LOCKOUTS

During regular Management Office hours, any residents locked out shall report the lockout directly to the Management Office. The first lockout is free. Each additional lockout will be \$25 per occurrence.

ROOM CHANGES

Room change requests will not be acknowledged until all roommates participate in several mediation steps with the Property Manager in attempt to rectify the situation. Any resident who wishes to change rooms after a failed mediation must do so by completing the required forms at the Management Office. There will be a one hundred dollar (\$100.00) charge for all room change requests. Residents are subject to a two hundred dollar (\$200.00) fine if they switch rooms without written approval from the Property Manager. Management may not be able to accommodate a room change request given the small size of the building. This does not excuse any tenant from the lease conditions.

SOLICITATION



Solicitation and/or canvassing of any kind and sales by residents and others are prohibited within the complex without prior written consent. Solicitation in flyer form must be approved by Property Management before posting.

MOTORIZED VEHICLES AND BICYCLES

All motorized vehicles (motorcycles, mopeds, etc.) and bicycles are not allowed inside the building. Bicycles may be stored outside or in the bicycle storage area, not in the Apartments. Any bicycle found in an apartment will be tagged and removed.

PETS

No pets are allowed on the premises with the exception of animals needed to assist disabled or handicapped individuals and fish that are contained in an unheated bowl with less than one gallon of water. Residents under possession of pets in the building may be subject to a written warning as a first offense, a one hundred dollar (\$100.00) fee as a second offense, a two hundred and fifty (\$250.00) fee as a third offense, and possible eviction from Premier Living Suites as well as any appropriate cleaning charges necessary.

PARKING

Free on-site parking is available to tenants with vehicles. Parking is provided on a first come, first served basis. Residents must register their vehicle with the Property Management Office and display the appropriate Premier Living Suites Permit in their vehicle at all times or be subject to parking fines or towing. Tenants will be assigned a numbered parking space in the lot when they register their vehicle and are expected to occupy only that space or be subject to fines. Tenants may also practice safe and defensive driving on the Premier Living Suites lot and obey all speed limit and traffic signs posted.

COMMON AREAS

Common areas of Premier Living Suites include the movie theater, fitness center, game room, computer lab, lounges, recreation hall, aerobics room, community room and all other areas of the basement floor as well as the lobby and hallways. Residents will be expected to exhibit respect to all of these areas and amenities in order to keep everything in the most pristine condition possible. Garbage and recycling receptacles will be distributed throughout these areas, and residents will dispose of materials accordingly. All amenities, materials, and equipments are to remain in their assigned areas and to be treated with care. All accidental instances involving damage of supplies and/or equipment must be reported to the management desk immediately or the Tenant responsible for the damage may be responsible for the costs of repair. If damage and/or disregard to amenities occur regularly, further regulations will have to be instituted or those amenities may be removed all together. In regards to the fitness center, residents must be sure to clean the equipment after each use with the provided cleaning materials. They must also avoid misuse and/or abuse of the fitness equipment. Tenants take full responsibility for themselves and their use of the equipment. In regards to the breakfast/food area, residents are expected to clean up after themselves and distribute trash and recyclables in the appropriately marked bins. They are to remove coffee filter from single serve machine, dump and rinse in the sink after each use. They are not to abuse the supplies provided. They will not allow guests to participate in food intended only for tenants. All tenants will only take one serving of food provided. In regards to the computer lab, free printing is for the exclusive use of residents only, and the technology provided is to be used with care. Any problems with equipment should be reported to management immediately. In regards to the movie theater, there will be no throwing of popcorn or other food items. Tenants are responsible for sweeping the area after each use with the broom provided and returning DVDs/Blu Rays to their specified location. A maximum volume of -20 dB is to be practiced in respect to others in the building. No open containers are allowed in the Movie Theater, game room, computer lab or fitness center. Special movie events for the entire building or floors are subject to a first-come first-serve basis. Any other use of the theater by Tenants must be reserved in advance via the reservation sign up in order to guaranty use of the facility at the



requested time. Reservations not attended within 15 minutes of reserved time will lose reservation. If other tenants would like to join in watching what you are watching, please allow them to do so. Lighting and electrical equipment in all of these areas are to be turned off by the last resident who occupied and used the space in order to conserve energy. In regards to the game room, tenants must put controllers back on the charging stations for the next tenants to use. All game discs must be placed back in their cases on the rack. All remotes must stay in the assigned TV station. All equipment is to be turned off after use.

INTERNET USE POLICY

Residents are solely responsible for all content that is transmitted from or to their account under Premier Living Suites Internet Services. Residents must comply with all federal, state, and local laws and regulations concerning Internet Services. Internet Services may not be used for abusive purposes or in any manner that damages Premier Living Suites property or interferes with or disrupts our network or adversely affects other Premier Living Suites subscribers. Any attempt to circumvent user authentication or security of any host, network, network element, or account (commonly referred to as hacking or cracking) such as accessing data not intended for you, logging into a server or account that you are not expressly authorized to access, or probing the security of other networks is strictly prohibited. Residents may not attempt to interfere with Internet Services to any user, host, or network or use any kind of program/script/command or send messages of any kind designed to interfere with any server or a user's terminal session, by any means, locally or via the internet. Residents are not allowed to utilize the Internet Services to transmit or facilitate any unsolicited or unauthorized advertising, promotional materials, junk mail, unsolicited bulk e-mails and unsolicited commercial e-mail. Residents may not use the Services to mail fraudulent offers to sell or buy products, items, or services or to advance any type of financial scam such as pyramid schemes, Ponzi schemes and chain letters. Any violation of these policies may result in the immediate suspension or termination Internet Services.

LATE FEES

Any Rent received more than five (5) days after the due date is subject to a Fifty Dollar (\$50.00) late fee which shall be due as Additional Rent. In addition, beginning with the sixth day after the due date of a rent payment, the Tenant will be responsible for an additional charge of \$5.00 per day until the payment is received in full.



DISCLAIMER

Property Management may terminate any resident's Lease at any time at the discretion of Property Management for reasons of health, safety, security, conduct and/or damages, excessive filth, or for the failure to comply with these Rules and Regulations or the resident's Lease. A decision by Property Management to not enforce any rule or regulation or terminate any resident's occupancy shall not act as a waiver of Property Management's right to enforce such rule and regulation in the future. No resident shall have the right to enforce these Rules and Regulations against another resident unless employed by the Landlord to do so. Tenants are expected to accommodate another roommate from the Wait List when an opening occurs and welcome the new roommate in a hospitable manner. Residents who have an empty bed in their apartment are expected to maintain the space in such a manner as to allow another resident to move in immediately. Residents may not expand to fill all space in an apartment making it inhospitable to another resident. Property Management reserves the right to inspect rooms, apartments, and contents by its authorized personnel at any time for the purpose of administering the provisions of the Lease. Residents should be aware that they are responsible for what occurs in their apartments/rooms whether or not they are present and such knowledge shall be imputed to them. These Rules and Regulations are subject to change by Property Management in its discretion by posting such in the building or by providing resident with written notice.

I have received a copy of the Premier Living Suites Rules and Regulations and agree to abide by them.

Signature

Date

Print Name