



Community Guidelines

Apartment Alterations

Holes should not be drilled in your apartment without our prior written consent, nor should any nails, hooks, or screws be used on any floors, doors, windows, tub, shower, appliances, or fixtures in the apartment.

Nothing should be fastened to the floors, doors, windows, walls, appliances, or fixtures in the apartment, the exterior walls, or porches of the buildings.

Please refrain from hanging signs, advertisements, or notices on the outside or inside of any apartment or building.

Locks on the doors leading to the apartment should not be altered without our consent. We must have a key to every lock at all times, and every lock must be compatible with the master key system for the building.

Balcony/Patio/Terrace

Please do not use the balcony, patio, or terrace of your apartment to store personal property.

Additionally, no towels, rags, rugs, laundry, or other items should be hung from any balcony or terrace, nor should anything be thrown or dropped from the windows, balcony or terrace.

Please refrain from cooking or barbecuing on a porch, patio, or balcony.

Common Areas

Common areas, sidewalks, entrances, lobbies, hallways, elevators, or stairways of the community should not be used for any purpose other than entry and exit. Please do not place or store furniture, equipment, or personal articles in any common areas for any period of time. We may remove any such items at any time, at your expense, including any storage costs.

Equipment Use

All equipment located in your apartment or community should be used in a reasonable and careful manner. Equipment includes such things as toilets, sinks, electrical, plumbing, heating, ventilating, air conditioning, building access system, elevators, appliances, or other facilities. If you or your family, guests, or visitors use any equipment in a manner that causes damage to the equipment, you could be held responsible for the costs of repairing or replacing it.

Heavy Items

Items which weigh more than we determine is reasonable for the floor loading of the apartment are not permitted. You must check with us before bringing heavy items (i.e., waterbeds, safes, etc.) into the apartment.

Motor Vehicles

Please keep in mind we may remove any vehicle at the owner's expense if it appears abandoned, inoperable, does not display an inspection sticker and/or license plates, or the inspection and/or registration is expired.

We apologize, but due to local water restrictions and hazardous substance ordinances, we cannot allow residents or their guests to work on their vehicles in the community parking areas. Vehicles may be washed only in designated areas. If there is no designated area, then washing vehicles is not allowed.

Parking

Please obey all parking and traffic regulations posted on any private streets, roads, or drives.

Parking areas are to be used only to park, load, and unload motor vehicles.

Please note that there are handicapped parking spaces that have been designated by the community. Please do not park in these



Community Guidelines

spaces without a handicapped permit or your vehicle will be towed.

Your vehicle may be towed without notice at your expense if you:

- Park in a fire lane
- Park in a no parking area
- Block a fire hydrant, refuse container, another vehicle, sidewalk, or lawn

Oversized vehicles, commercial vehicles, recreational vehicles, boats, or trailers may not be parked in the community without our consent.

Peaceful Enjoyment

All residents, their family, and guests should conduct themselves in a manner that will not disturb their neighbors or community staff. Noise, odors, or any other actions that cause a disturbance are not permitted. Please do not interfere with the rights, comforts, or convenience of other residents or community staff.

Remember you are responsible for the conduct of your family, friends, guests, and anyone you invite into the community.

We will make reasonable efforts to stop neighbors from disturbing your peace, but we cannot be responsible for controlling their actions. If you are seriously disturbed by activities at your neighbor's apartment, please call the police.

Safety

Please do not bring anything into your apartment or the community that increases the risk of fire. Things that could cause an increased risk of fire include flammable oils, fluids, propane, benzene, gasoline, kerosene, or other hazardous materials.

Please refrain from cooking or barbecuing on a porch, patio, balcony, or within 15 feet of any building, except as expressly permitted by your community.

Satellite Dishes

Satellite dishes one meter or less in size are permitted upon your signing a Lease Addendum – Satellite Antenna and Dishes.

Lockouts

If you lock yourself out of your home during office hours, please come to the Management Office, and we will make arrangements for your re-entry. The first two daytime lockouts are free of charge. You will be charged \$35.00 for each lockout thereafter.

If the Management Office is closed, please call (410) 356-7368 for emergency maintenance and a service technician will respond. We gladly provide you a one-time courtesy lock-out; however, each additional lock-out will incur a \$35.00 charge. For your security, management maintains a firm policy of opening your home only to those listed on the rental application as occupants unless prior arrangements have been made in writing with the office. Please have identification available to gain entry. Also, please make sure school age children have their own key.

Trash

For your convenience, dumpsters are provided at several locations throughout the property. Trash pick-up is every Tuesday and Friday. You may dispose of your trash at any time that is convenient for you. Before disposing of your garbage, please be sure it is secured inside a trash bag before placing it inside the dumpster. If the location closest to your home happens to be full, please take it to the next nearest disposal area. However, do not leave anything for disposal outside your home or dumpster. Bulk trash, such as bedding, furniture, small appliances, moving boxes, etc., should be disposed of by contacting a private bulk item collection service or donating it to charity. If you need additional information, contact the Management Office.

Please do not place any trash in halls, stairways, balconies, or laundry rooms.

Community Guidelines

Snow Removal

Our service staff plows and salts the parking lots and sidewalks in the event of snow. Ordinarily, we will plow and shovel when snowfall exceeds two inches. We will begin clearing as soon as snowfall subsides. The maintenance department will be unable to loan out equipment or help dig out cars, so it is suggested that you purchase a shovel prior to inclement weather.

Pest Control

A pest control service has been provided for you by the Management of Falcon Crest at no charge. Pest control service is available on Monday. In order to receive the fullest benefit of this service, please follow these suggestions and steps:

- Clean areas where food is prepared thoroughly.
- Call the management office immediately to report any problems.
- If possible, identify the pest that is evident.

Our pest control service uses the longest lasting residual chemicals available in the industry. In addition, their technicians are specially trained to combat common pests.

Smoke Detectors

Your home is equipped with a smoke detector. These detectors will sound an alarm if there is an excessive amount of smoke in your home. When the smoke is cleared, the smoke detector shuts off automatically. We recommend that you check periodically to ensure your smoke detector is working properly. To check the detector, press the “test” button on the detector. The detector will beep if working properly. If it does not beep, please call the office to have the detector checked or replaced. Do not remove or disassemble the smoke detector; they are an important life safety aid. In the event there is a fire, call 911. The smoke detector is not monitored by the Fire Department.

Pets

Pets are not allowed in the apartment without our prior written consent.

There is a limit of two dogs or two cats.

There is a \$200 security deposit and pet rent of \$20 per month, per pet.

Certain breed restrictions apply.

- Pets must be walked (never tied or loose). Please remember that county and state leash laws are in effect.
- Pet owners must clean up after their pets! Pet waste disposal stations are provided throughout the community.
- Pets must not disturb neighbors, (i.e., no continuous barking).
- Pets must respect the landscaping, (i.e., no digging holes or destroying plant life).
- Cats should not be allowed outside on their own for the protection of the animal and the residents.

Please know that you are responsible for your pet. If any part of the pet policy is breached, any animals in the residence will be removed from the grounds.

If more than 3 complaints are received in the office concerning your pet, it will be removed from the grounds.

Any waste created by your animal must be properly disposed of immediately.

If you are seen by an employee violating these rules, it will be reported and you will be issued a written notice by management. Once this has occurred three times, a notice to vacate the premises must be dispersed to the owner of the animal.



Community Guidelines

In order for us to be a pet friendly community, we require communication and teamwork between the leasing office and all residents. It is the duty of the leasing office and residents to insure the continued safety of our animals and our neighbors. To do so, we must keep our animals from dirtying our grounds or disturbing other residents.