

RULES AND REGULATIONS

These Rules and Regulations have been established to make your apartment community a better place to live. Management, through the Property Manager, District Manager and other representatives will be responsible for the enforcement of these rules.

1. VELOCITY MANAGEMENT GROUP, LLC, referred to as "Management", is authorized to manage the Property on behalf of the Landlord, which is the Owner of the Property. Management is the Owner's authorized agent for service of process. Management's address for receiving service of process, notices and demands is 1311 N. Westshore Blvd. Suite 201, Tampa, FL 33607. Any duties, obligations or rights of the Landlord in this Agreement may be delegated or undertaken by Management.
2. Management will hold Resident responsible for the actions of the Resident, all Resident's household members and Resident's guests.
3. The Resident shall take good care of the unit and the grounds. The Resident shall maintain the unit in a clean and neat manner so as to preserve the value of the property and to promote the general health and welfare of the apartment community. The Resident shall be responsible for any damage done to the unit or the grounds, normal wear and tear accepted, and shall notify Management who shall have any such damage repaired and the Resident shall pay for such repairs. Examples of damage that are beyond normal wear and tear are: holes in the wall, broken windows, bent or missing screens, stains and discoloration of floors and walls.
4. The Resident shall not make or permit anyone whom the Resident gives permission to enter the unit to make any noise or disturbance which will interfere with the rights, comforts or convenience of other residents. Furthermore; the Resident agrees that Resident and members of the household must not engage in or permit any interference with the Landlord of the property, including, but not limited to, threatening, harassing, intimidating or abusing the employees or staff members of the Landlord.
5. Signs: Resident shall not display any signs, exterior lights or markings on apartment. No awnings or other projections shall be attached to the outside of the building of which apartment is a part. Antennas, radio or television aerials shall not be placed or erected on the roof or exterior of buildings
6. Storage: No Goods or materials of any kind or description which are combustible or would increase fire risk shall be taken or placed in storage areas. Storage in such areas shall be at resident's risk and management shall not be responsible for any loss or damage.
7. The unit is to be used as a residence for the Resident, and his/her immediate family or individuals listed on the rental application. The only persons who shall occupy the Unit are the members of the Resident's family who are named on the application for and those children born into, or legally adopted into the Resident's family after the signing of the Lease Agreement. If the Resident would like a relative who is not a member of his/her immediate family to reside in the unit for a period greater than two weeks during the term of the Lease Agreement, the approval of the Property Manager shall be obtained prior to this relative moving into the unit. Similar approval shall be secured before any person not related to the Resident occupies the Unit for a stay of more than one week.
8. No business shall be conducted from the unit without the express written consent of the property manager.
9. The Resident shall not attach anything to the outside of the unit or the building. Nothing shall be attached to the interior of the unit except window shade brackets, pictures and screening devices may be installed as required. Approval of Management shall be obtained before any major appliance, water bed or other heavy equipment is installed.
10. The Resident should not attempt to repair any of the electrical, mechanical or plumbing equipment. This is the responsibility of Management. Work orders shall be telephoned to the Property Manager only during normal working hours except when a repair emergency exists. An emergency may be defined as:
 - No Heat (if outside temperature falls below 45°F)
 - Complete Electrical Failure
 - No Water
 - All Comodes Stopped Up
 - Sewer Backup
 - Water/Gas Leak

In the event of any emergency, the Resident should call: _____

In the event of a fire, immediately contact the local fire department and then call: _____

If any of the mechanical equipment is broken or made inoperative by improper use by the Resident, the Resident agrees to pay for having the equipment repaired.

11. When vacating the unit, the Resident shall leave it "broom clean".

"Broom clean" includes but is not limited to the following:

- Leave porch, walkway, driveway and deck swept
- Clean blinds
- Clean vent hood & interior of oven
- Clean bathroom tub, sink, toilet & vanity
- Wipe all dirt from walls and doors
- Sweep and mop all tile and/or vinyl flooring
- Clean all mirrors with glass cleaner
- Repair any holes in walls
- Clean all baseboards
- Remove and clean all stove knobs
- Clean the exterior of all kitchen appliances
- Clean cabinets (inside and out) & countertops
- Remove all food & clean the interior of refrigerator
- Wash all windows and windowsills
- Clean and vacuum carpeted floors
- Remove all belongings and trash from unit
- Clean all ceiling fans

12. The Resident agrees to comply with the Rules and Regulations put in effect by Management for the operation of the coin laundry machines.
13. If the Resident misplaces his/her key and requests and receives the services of Management in opening the unit between the hours of 5:00pm and 8:00am, a \$_____ charge for this service will be made. The Resident acknowledges the receipt of _____ keys. The resident is prohibited from adding locks to, changing or in any way altering locks installed on the doors of apartment, without prior written permission of management
14. In the event that the Resident's check is dishonored by the bank and returned, the Resident agrees to pay all future rent in the form of cashier's check, certified check or money order.
15. The Resident agrees to park in the designated parking areas only and to park in such a manner as to not hinder the full use of the other parking spaces and the driveway areas. The Resident agrees to operate all motor vehicles in a safe manner.

Non-operative vehicles are not permitted on the Property. Any such non-operative vehicle or vehicle parked in violation of these rules may be removed by Management at the Resident's expense and the Resident owning the vehicle shall have no right of recourse against Management therefore.

The Residents shall not perform routine repairs or maintenance upon motor vehicles on the property. The Resident shall only wash their motor vehicles in the area designated by Management for that purpose.

Motorcycles and motor-driven two-wheel vehicles may park in designated parking areas only. No parking of such vehicles is permitted in or near any building or grounds because of fire hazard.

16. All areas outside the unit, including the lawn area, patio/balcony, entrance way and stairs will be kept free and clear of anything which would detract from the appearance of the property. This rule applies to all toys, bicycles, swimming pools, tricycles, trash and garbage.

At the end of the day, all bicycles and tricycles shall be placed in the bicycle racks or inside the unit. During the day, all bicycles and tricycles not in use shall be parked in such a manner that they will not prevent the free and safe use of the sidewalks, halls and parking lots.

The Resident shall not use barbeque grills and cookers on balconies or in breezeways or within close proximity to buildings as this may constitute a fire hazard.

- 17. Laundry and clothing shall be placed or hung only on the clotheslines which are provided, if any.
- 18. Management reserves the right to impound any articles which are placed in prohibited areas or constitute a safety hazard to the residents. The Resident may contact the Property Manager for the release of any such item impounded.
- 19. All trash and garbage shall be contained in plastic bags and tied securely and placed in the trash dumpsters which are located throughout the property.
- 20. The Resident agrees to only use the areas specifically designated for play and recreation. The Resident shall not walk on the grass in the area in front of the buildings. The Resident shall not use the areas designated for recreation in such a manner as to cause excessive damage to them. Any violation of these rules shall make the Resident subject to a charge for damage to the grounds and buildings and the Resident agrees to pay any charge levied for such damage.
- 21. Soliciting is strictly forbidden. Management requests that the Resident notify the Property Manager if a solicitor appears so that appropriate action can be taken.
- 22. Flowers, shrubs and vegetables shall be planted only in areas designated by Management and in accordance with the Rules and Regulations Management makes governing such plantings. The Resident must obtain permission from the Property Manager before him/her plants.
- 23. Should the Resident have a live-in attendant, the live-in attendant is not a member of the Resident's household. Should the Resident vacate his/her unit, the live-in attendant must also vacate the unit unless otherwise specified by Management. The live-in attendant is not a household member and is considered a guest and must obey the Lease Agreement and Rules and Regulations in effect.
- 24. Utilities: Where utilities are paid by the Resident, the Resident must maintain continuous service.
- 25. Property Monitoring/Courtesy Guards: From time to time there may be property monitoring/courtesy guards in place at the property. Such presence is for the convenience of the Owner and Management and in no way does this presence insure, guarantee or protect the Resident's person or property, or the person or property of anyone residing on/or visiting the property. Any problem relating to security matters should be reported to the local police department.
- 26. Clubhouses: Where clubhouses are present, minors may only be present in the clubhouse area when accompanied by an adult. The Resident's and Resident's guests must obey posted club Rules and Regulations. Management provides no clubhouse supervision.
- 27. Pools: Where pools are present, minors may only be present in the pool area when accompanied by an adult. The Residents and Resident's guests must obey posted pool rules. The Residents and Resident's guests swim at your/their own risk. Management provides no swimming/pool supervision.
- 28. Extended Absence or Abandonment: The unit and any personal property remaining in the Unit shall be considered abandoned and Management shall have the right to dispose of any such personal property with, or without legal process and in accordance with State and local laws when: (a) the Resident fails to pay rent when due, (b) the unit remains unoccupied for a period longer than 60 continuous days, or for longer than 180 continuous days for medical reasons immediately after rent is due without written notice to Management from the Resident that the Resident has not abandoned the premises or the Resident fails to pay rent when due, (c) removes personal property from the premises other than in the course of continuing occupancy and (d) Management has made an action to contact the resident by posting a notice on the Resident's door. The recovery of the unit and the disposition of the property shall not give rise to any claim in tort or a claim for punitive damages.
- 29. Notices: All notices pursuant to this Lease Agreement shall be in writing and served upon Management personally or by registered or certified mail.
- 30. Insurance: The Resident shall be responsible for obtaining such fire, extended coverage, and liability insurance with respect to the Resident's contents.

RESIDENT

BY:

Resident (Signature)

Date Signed

Resident (Signature)

Date Signed

Resident (Signature)

Date Signed

Resident (Signature)

Date Signed

MANAGEMENT

BY: VELOCITY MANAGEMENT GROUP, LLC Management, Inc. as managing agent

Property Manager (Signature)

Date Signed