

Rules & Regulations

SECURITY

1. Residents are completely responsible for the conduct of their guests. We operate within Crime Free Housing laws and regulations. If you suspect any illegal drug activity, please contact the police immediately. The Police will notify the PROPERTY MANAGER for any and all police calls, whether or not a report is taken. The PROPERTY MANAGER reserves the right to process 24 hour evictions for any crimes committed on the premises. Our goal is safety of our residents.
2. IF APPLICABLE: Security gates are for everyone's protection, please make sure that they are shut and locked every time you enter or exit. In respect for the residents, please don't allow the gates to slam shut. If you leave a gate unlocked, you are responsible for any security violations that occur within the property. DO NOT PRY OPEN, BLOCK OPEN, OR OTHERWISE OPERATE THE GATES WITHOUT A KEY. DO NOT JUMP OVER THE FENCE. DO NOT ALLOW YOUR FRIENDS OR GUESTS TO DO SO. ANY RESIDENT OR GUEST OF RESIDENTS CAUGHT TAMPERING WITH THE GATES OR LOCKS WILL BE SUBJECT TO IMMEDIATE EVICTION AND MAY BE LIABLE FOR DAMAGES. The security of these premises is a serious matter and we will vigorously enforce these rules.
3. Keys, Locks. DO NOT GIVE YOUR KEYS TO GUESTS. WHEN EXPECTING GUESTS, PLEASE MEET THEM AT THE GATE TO ESCORT THEM IN AND WALK THEM TO THE GATE TO ESCORT THEM OUT WHEN THEY LEAVE.
4. Lost keys: Please contact the PROPERTY MANAGER for lost keys during business hours. After hours, for keys or lockout, contact the PROPERTY MANAGER'S emergency service at 602-405-3189. If new locks are requested, resident will be responsible for the charge.
5. NO LOITERING IN PARKING AREAS OR ON PERIMETER OF PROPERTY. Report suspicious behavior or loitering to the police or management immediately.
6. Residents over 18. ALL RESIDENTS OVER 18 MUST BE ON THE LEASE AGREEMENT. IF YOU HAVE RESIDENTS LIVING WITH YOU THAT ARE NOT ON THE LEASE, YOU ARE OBLIGATED, PER THAT LEASE TO PROVIDE THEIR NAMES AND SOCIAL SECURITY NUMBERS TO MANAGEMENT.

APARTMENT GROUNDS

1. The Apartment Grounds are to be kept neat and clean.
2. Dispose of trash in the proper receptacles, this includes cigarette butts. Tossing your cigarette butts on the ground is a violation of your lease agreement and is unfair to your neighbors.
3. Do not leave personal items outside in public view, this includes, but is not limited to brooms, mops, laundry, etc.
4. Laundry Facility must be left clean after use.
5. Personal trash is to be disposed of in our dumpster or trash cans.
6. Windows shall be draped with curtains or blinds. Sheets, blankets, flags, cardboard, or aluminum foil, etc. are not allowed if visible from the outside.

ANIMALS/PETS

1. PETS ARE PROHIBITED UNLESS STATED IN THE ORIGINAL LEASE. IF YOU HAVE A NEW PET, NOT REGISTERED WITH A PET AGREEMENT, YOU MUST CONTACT MANAGEMENT IMMEDIATELY TO REGISTER YOUR ANIMAL. NO LARGE DOGS OVER 25 LBS ON THE PROPERTY AT ANY TIME, NO EXCEPTIONS.
2. DOGS MUST BE WALKED OFF THE PROPERTY AND ON A LEASH AT ALL TIMES IN COMMON AREAS. IF YOUR PET CREATES WASTE ANYWHERE ON THE PREMISES,
3. INCLUDING GRASSY AREAS, PARKING SURFACE, AND SIDEWALKS, AND YOU MUST CLEAN UP AFTER YOUR PET IMMEDIATELY. IF YOU DO NOT CLEAN UP AFTER YOUR
4. PET, YOU MAY BE SUBJECT TO A \$200 FINE (CITY ORDINANCE) AND YOU WILL BE GIVEN ONE WARNING. A SECOND VIOLATION OF THIS POLICY AND YOU WILL BE EVICTED FOR BREACH OF LEASE, HEALTH AND SAFETY.

PARKING

1. One covered parking space is provided per apartment.
2. Car maintenance is not allowed on the property. If your car leaks oil, get an oil pan and place it under your car.
3. Inoperable and unregistered cars are not allowed to be stored on the premises.
4. Guests may park in the street.
5. Cars violating rules 1-4 above are subject to tow.
6. No loitering or consumption of alcohol in the parking areas.



NOISE

PLEASE RESPECT YOUR NEIGHBORS. LOUD NOISE, INCLUDING TV, PETS, MUSIC, LOUD VOICES/ARGUMENTS, WILL NOT BE TOLERATED. PARTICULAR ATTENTION SHOULD BE PAID TO THE HOURS BETWEEN 10:00 PM AND 10:00 AM. The management of the apartment complex is the sole judge of compliance of these rules. Repeated violation will result in termination and eviction. The following actions will result in immediate commencement of 24-hour eviction proceedings:

1. Discharge of Firearms in or around the complex.
2. The storage of gasoline or explosives
3. Acts of Physical Violence on premises or anywhere relating to management or other residents.
4. Willful damage or vandalism to the premises, including damaging of gates, doors, windows, and locks.
5. Any gang related activities.
6. Suspicion of drug distribution or sales of any kind.
7. Any act that endangers the health or safety of the residents.