Addendum to Lease
Rules and Regulations

The following rules and regulations have been established by management and are an addendum to your Lease Agreement. Failure to comply with these Rules and Regulations may, at the discretion of management, be groups for termination of the Lease Agreement. When used herein, the term "Resident" means "Lessee."

1. Guests: Residents are responsible for the conduct of their guests. Notify Management when you have family or friends visiting for more than three days. For security reasons we must know who is in and out of the unit. No keys are to be given out to friends or relatives.
2. Resident must inform Management of any running toilets or leaking faucets. Resident is responsible for payment of any and all water bills incurred by the Resident. Lessor is not responsible for and will not pay any water bills incurred due to running toilets or leaking faucets or otherwise. The toilets are free from obstructions when Resident takes possession of the unit, and Resident is responsible for unclogging his/her own toilet.
3. Patios and porches: The patios/porches must be kept clean at all times. No garbage is allowed on the patios. Hanging clothes, rugs, etc. over the fence is not permitted. No items of personal property should be placed on the patio except patio furniture, flower boxes, and plants.
4. Garbage: Residents must remove all trash on a regular basis. No trash is allowed on the front porch or the back porch. You are in violation of your lease if you have trash outside. You will be charged $5.00 per trash bag for the grounds keeper to remove.
5. Keg parties and parties with large numbers of guests are not allowed.
6. Locks: A service charge of $75 will be charged to change a lock at the request of the Lessee. There is a $15 fee for lost keys. Residents are prohibited from adding, changing, or in any way altering locks installed on the door of the house.
7. Lock Outs: If Resident finds it necessary to have authorized personnel unlock the unit after hours, Resident will be charged a fee agreed upon at tie of entry. If there is no one on the property to unlock your door, it will be necessary to call a locksmith and Resident will be responsible for paying the locksmith's fees.
8. Antennas: Radio, television, C.B. antennas, and satellite discs shall not be placed or erected on the roof or exterior of building without prior approval of Management.
9. Telephone and Cable Hook-ups: The telephone may be placed only at previously wired location in the unit provided by the telephone company. Adding an additional line will be at the Resident's expense. Drilling, cutting, or boring holes for wires is not permitted without written permission from Management. If you experience trouble with an existing telephone line, please report the problem to Management before calling a repairman. If you call a repairman without first calling in a maintenance order, you will be solely responsible for all charges incurred.

10. Vacating the Premises: Before vacating the premises, you are responsible for cleaning the unit, including but not limited to, cleaning the carpets, floors, and appliances, including the stove and refrigerator. The oven of the stove must be cleaned. After the refrigerator has been cleaned, the refrigerator breaker switch should be turned to the off position and the door left open. Failure to perform any of these tasks will result in a charge. If the unit is not clean when you vacate and the carpets are not clean, a cleaning fee will be charged.
11. Pets: No animal, bird, or other pet of any kind may be kept by the Resident or his/her guests without Lessor's written consent. A non-refundable pet fee I the amount of $_____ per pet is required and a pet agreement must be signed. Keeping a pet of any kind in the premises without first have obtained Management's prior written consent and without first having made a payment of $_____ non-refundable pet fee per pet violates the terms of the lease and will result in forfeiture of the full security deposit and will subject Resident to liability for all damages to the premises. Pets of friends and guests may not visit your unit for any reason.
    NO PETS ALLOWED Initial _____ _____ _____ _____
12. NO SMOKING inside the unit.

Notice: It is your responsibility to read your Rules and Regulations before signing.

_____	_____
Summit Management Services, LLC	Resident Date
	_____
	Resident Date
	_____
	Resident Date
	_____
	Resident Date