

HUNTINGTON WEST PROPERTIES, INC.
GENERAL RULES & POLICIES

1. Riding of bicycles, skateboards, roller skates/blades or any type of vehicle is not permitted on the premises.
2. Patios, carports and front door areas shall be kept in clean and neat condition. No awnings, patio covers or banners shall be hung.
3. Storage of any kind is not permitted in carports or garage, except where specific storage facilities are provided and designated. Storing of trash or flammable materials is not allowed on the premises.
4. Boats, trailers, recreational vehicles, etc., may not be stored on the premises without written permission from the management.
5. No animals of any kind are allowed without written permission from management.
6. Toys, bikes, skates or any other items that might be hazardous are to be kept off walkways and out of driveways.
7. Ball games are not to be played on the premises. Rock throwing, dirt digging or any action destructive to the property will not be tolerated.
8. No changing of locks, installations of aerials, screen doors, lighting fixtures or other equipment shall be done without permission.
9. Parking permitted only in assigned or designated areas.
10. Remember, you are responsible for your guests and these rules also apply to them.
11. Where applicable, children under the age of 14 shall not be permitted in the pool or spa facilities without adult supervision.
12. We do not represent "short term" rentals. A Residency of six (6) months or less requires that the property be returned in "rent ready" condition. No repairs, painting or cleaning should be required on a six-month residency.
13. Upon vacating the property, if the tenant has resided in the unit for less than one year, the tenant will be charged for 100% of the current painting

charges. If the tenant has resided in the unit from 13 to 24 months, the tenant will be charged for 50% of the current painting charges. If the tenant has resided in the unit in excess of 24 months, no charges will be made for painting due to normal wear and tear.

14. All notices of intent to vacate (30-Day Notice) must be in writing and delivered in person to our office. The 30-Day Notice begins the day we receive it in our office. We will accept mailed notices of intent to vacate by certified (return receipt requested) mail only. Do not use the regular mail to notify us.
15. Damage or stoppage in waste pipes caused by obstruction allowed into the system by the tenant is to be paid for by the tenant. Garbage disposal should be run only while cold water is flowing.
16. The tenant is responsible for keeping the unit clean. The carpets are part of the unit and need to be cleaned regularly.
17. Please cooperate in helping to keep the grounds clean by not throwing cigarette butts down nor leaving litter on the premises.
18. No dumping of toxic oils and/or paints in dumpsters.
19. Tenants: DO NOT paint, wallpaper or change permanent structure to your apartment.
20. No parking in fire lanes or behind garage doors.
21. This unit is a pet free zone. NO PETS.