



MILL STREET VILLAGE

**186 Mill Street Athens, OH 45701
740~249~4661**

RULES AND REGULATIONS

Lessee agrees that these Rules and Regulations, which Lessee acknowledges receiving, are made a part of this Lease, and further agrees to abide by and observe such Rules and Regulations and any responsible additions or modifications to same by Lessor during the term of this lease.

- 1. Vehicles:** All vehicles, including motorcycles, shall be parked in designated parking locations only. Vehicles shall not be parked on unpaved areas, sidewalks or in front of trash dumpsters. Vehicles must be currently licensed, in operable condition and may not have flat tires or be missing exterior parts. Lessees may not make repairs to vehicles or change oil on the Premises. No trucks over 10,000 lbs. of gross weight, trailers or recreational vehicles may be parked on the Premises without Lessor's written permission. Vehicles in violation of these restrictions will be removed from the Premises at Lessee's expense. ***NOTE: There is a fine of up to \$500.00 for driving onto the grass or sidewalk areas at anytime.**
- 2. Disturbances and Noise:** At no time shall a Lessee or Lessee's guests, invitees, family or dependents use the premises in a manner which annoys, disturbs or otherwise hinders other resident's quiet enjoyment. Excessive noise, loud playing of radios, stereos, musical instruments and TVs shall not be permitted.
- 3. Health and Safety:** Lessee shall keep the Unit and Premises in a safe, clean and sanitary condition. Lessee shall not accumulate magazines, newspapers, trash, combustible substances or any other articles in or on the Premises that might create an unsanitary or unsafe condition and shall keep all appliances, fixtures and furniture in a clean condition.
- 4. Garbage:** Garbage shall be taken directly from the Lessee's apartment to the trash dumpsters provided by Lessor. Trash must be placed in the dumpsters and not around them. Garbage, trash and refuse shall not be kept or stored outside of Lessee's apartment at anytime. ***NOTE: A fine of \$25.00 per bag will be charged to your apartment if found outside your door.**
- 5. Common Areas:** Lessee shall keep all common areas including but not limited to laundries, hallways, stairways, sidewalks, parking areas and unpaved areas free of trash, litter, obstructions, and personal belongings. Common areas shall be used in a manner as to not disturb the use of these areas by others.
- 6. Daycare/Babysitting:** Lessee shall not conduct daycare or babysitting on the Premises as a means of employment.
- 7. Laundries:** Lessee shall keep the common laundries safe and clean. The washer and dryers shall be used in an appropriate and customary manner. Lessee shall place all trash in trash containers.
- 8. Waterbeds:** No waterbeds are permitted on the Premises.
- 9. Locks and Keys:** Lessee shall not add or change any locks. Lessor shall make any needed lock changes. Lessee shall contact Lessor for such lock changes. If Lessee desires a lock change, Lessee will be charged \$100.00. Replacement apartment or mail box keys will be provided at a cost of \$10.00 each.

Should Lessee be locked out Lessee's apartment after office hours and require assistance from Lessor, Lessee will be charge \$75.00.

- 10. Outside Furniture, Grills, etc.:** Upholstered furniture, grills and Lessor provided furniture shall not be placed or used outside the apartment unit. Lessee shall use Lessor provided grills only. Outdoor furniture shall not be left outside when not in use. No items including but not limited to laundry, towels, bedspreads, and rugs shall be hung outside on porch rails or otherwise.
- 11. Window Coverings/ Signs:** Lessor provided mini-blinds shall not be removed from windows and shall be the only window coverings visible from the exterior of the building. No signs, banners, posters, flags, lights, or other items which are visible form the exterior of the apartment unit are permitted.
- 12. Attaching Items:** Lessee shall use small nails or nail type picture hangers to hang items on drywall/sheetrock surfaces. Adhesive hangers shall not be used on drywall/sheetrock. Adhesive hangers may be used on concrete block walls. Under no circumstances should nails, screws, bolts, etc. be used in concrete block walls. Decals, stickers, etc. shall not be placed on appliances, furniture, fixtures, walls, doors, windows, mirrors or any other surfaces. Rugs and carpet shall not be glued or nailed, including tack strip, to the floors.
- 13. Satellite Dishes/ Antennas:** Lessee shall not install satellite dishes, antennas or TV cable without the written permission of Lessor.
- 14. Emergency Calls:** All non-emergency maintenance requests should be made during normal office hours. In case of an after hours emergency, contact the maintenance staff at (740) 566-6455. An emergency is a situation in which either a Resident or the Premises will suffer loss and/or damage if the situation goes uncorrected until the office next opens. Examples would be water running through an apartment or from one apartment into another apartment or common area; broken glass, windows or doors that would permit entry into a secured building; the smell or release of natural gas; no heat in an apartment when the outside temperature is below 20°F; exposed electrical wires; or a situation that might result in a fire.
- 15. NO PETS ALLOWED:** No pets allowed in or around the apartments or buildings. Guests are not allowed to bring their pets with them to visit, not even temporarily. There will be a \$200 fine incurred with no exceptions if a pet or its' belongings are evident. No exceptions.

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