

APPENDIX A: RESIDENT RULES ALL SINGLES

PLEASE READ CAREFULLY

1. **No smoking of any kind is allowed on the property** - not outside of units, on stairways or lawns, etc. If the managers at any time observe or smell smoke in or about your unit, you will be asked to vacate, and you will forfeit your security deposit. Do not burn incense at any time.
2. **No pets will be allowed.** This includes not only dogs, cats and domestic pets but **all** animals including birds in cages and fish in aquariums. You will forfeit all of your security deposit if this rule is violated.
3. **Rent is due on or before the first day of each month.** Checks are to be made payable as directed by the management. Cash will be accepted, but is discouraged. In the event that rent is paid after the first day of any month or a bad check is received, a flat late fee of \$35.00 will apply, plus the \$25.00 for dishonored check fee. You are instructed to mail, P O Box 1027, Cedar City, UT 84721-1027 or hand deliver your rent to the management office at 216 South 200 West, Cedar City.
4. **No business ventures such as baby-sitting services, etc. shall be allowed on the property.**
5. **The storing of hazardous or dangerous materials such as gasoline or other flammable material is expressly prohibited.**
6. **The unlawful possession of firearms is prohibited.**
7. **Criminal conduct is expressly prohibited, including disorderly conduct on the property.**
8. **Excessive noise from stereos, musical instruments, tenants or their guests and other items outside of normal daylight hours will not be tolerated.** Recurrent complaints from neighboring problems could lead to forfeiture of your lease and eviction from your apartment.
9. **Each tenant will be issued two (2) keys at initial occupancy: In the event that one of these keys is lost, another may be purchased for \$10.00 from Management.** In addition, in the event that at the time of vacating the apartment the 2 keys are not returned, \$10.00 will be withheld from the Security Deposit. If the manager is not available, the tenant, at his own expense, will get a locksmith to open the lock instead of breaking the lock or door.
10. **Vehicles are not allowed on lawns or landscaping.** Do not wash cars on the lawns. Do not repair car engines, change oil, etc. on the cement driveway or parking lot. Management is not responsible for items that get wet when the sprinklers are running.
11. **Do not operate outside barbecue close to the building as it may melt the siding.** The tenant will pay to have the siding repaired. **DO NOT store or use charcoal barbecue grills within 10 feet of the building.** Before storing a charcoal grill, all ashes must be removed to a covered metal container. Grills must never be left unattended while in use.
12. If manager is not notified about needed repairs or cleaning in the apartment by the new tenant within 3 days after moving in, management will not refund money or give additional credit on your rent or security deposit return because you repaired or cleaned the unit yourself.
13. **DO NOT store items or flammable materials at any time in gas water heater closet.**
14. **Unauthorized roommates are not allowed at any time. Only tenants who have signed a lease agreement with landlords may reside in apartment.** Guests are not allowed to stay more than 1 night without prior consent & notification to the office.

15. **Use only 60 watts light bulbs in the light fixtures.** Higher wattage will cause damage to the fixture, and the tenant will be responsible for the repair cost.
16. **Do not use powder carpet cleaners or powder carpet deodorizers.** You will be charged extra for carpet cleaning when you vacate.
17. **It is suggested that you use “Jet Dry” or other dishwasher rinse in the dishwasher when using.** The dishwasher will then clean much better with the hard water in this area.
18. **Tenants will be responsible to take their assigned trash container out to the curb on the appropriate day for pickup.**
19. **Each tenant is responsible for the trash in their yards.** All trash must be picked up on a regular basis. It is not the management or maintenance persons responsibility to clean yards before mowing or weeding can be done. Trash cleanup that has to be performed by others besides the residents of the unit, will be charged to the tenants at a rate of \$15.00 per hour.
20. Each tenant is responsible for all smoke detectors – when they start chirping – replace the 9-volt battery, do not pull of ceilings or walls.
21. **DO NOT FLUSH TAMPONS OR PADS DOWN TOILETS – TOILET PAPER ONLY. IF WE HAVE TO SNAKE YOUR DRAINS AND WE FIND THE ABOVE – ALL TENANTS WILL BE BILLED.**
20. **UPON VACATING YOUR UNIT, ANY CLEANING THAT WAS NOT COMPLETED BY THE TENANT WILL BE CLEANED BY A CLEANING SERVICE AT \$15.00 PER HOUR AND THIS AMOUNT WILL BE DEDUCTED FROM YOUR SECURITY DEPOSIT.** It is the tenant’s responsibility to contact the resident manager to set up the checkout time.
21. **DO NOT TURN OFF YOUR HEAT ANYTIME DURING THE WINTER ESP. WHEN YOU ARE OUT OF TOWN.** The pipes can freeze and cause major damage which will result in heft charges for the damage repair.

NOTE: This list of rules may be amended from time-to-time as contemplated in the Lease Agreement.

Tenant Signature

Date _____

You are responsible to have your power & gas connected when moving in and disconnected when you vacate. Below are phone numbers of various utilities.

ROCKY MTN POWER (888) 221-7070

QUESTAR GAS (800) 323-5517

ITEMS REQUIRED TO OCCUPY UNITS

1. **Security Deposit in full.** Once deposit is paid it’s non-refundable if you decide not to move-in.
2. **First month’s rent or prorated rent as instructed by management office.**
3. **Proof of Utility Hookups: Rocky Mtn Power and Questar Gas.**