

Barber Knolls Development Corp.

Community Rules

General Interior Housekeeping Rules

1. It is the expectation of Barber Knolls that our residents will maintain their living space in the condition in which it was originally leased. The purpose of the interior housekeeping rules is to serve as a guideline for the care of your apartment.

Barber Knolls tolerates no illegal drug use. We will terminate, on the first offense, your lease if you use or allow the use of illegal substances. Additionally, we urge responsibility in the legal use of alcohol.

2. Repair of damage caused by tenants or guests of tenants will be made at the tenant's expense, including cost of materials, labor and mileage charges. *In cases where safety is compromised or liability occurs, HUD mandates that our staff correct the problem as soon as possible.*

3. Only small nails, pins, and picture hooks may be used to hang pictures and other objects. Screws, bolts or anchors may not be used; nothing may be attached to any ceiling in any manner. There are to be no holes, tape or any other application on wood surfaces.

4. Painting of walls is not permitted. Wallpapering is prohibited.

5. To minimize fire hazards and limit your electricity costs, light bulbs over 60 watts are prohibited.

6. Tenants are responsible for exterminating insects or rodents attracted by food residue left by their families, guests or pets. Tenants are responsible for the entire cost of exterminating bedbugs within their unit. Contact Ohio State Extension Service for tips regarding insect and pest control.

7. Smoke/CO detectors are provided for each unit, with battery replacement the responsibility of the tenant. We will assist tenants needing help in installing batteries, but the tenant must submit a written maintenance request. Smoke alarms found without a working battery will incur a \$10.00 charge.

8. Use non-adhesive shelf lining materials.

9. All drapery rods and drapes are to be provided *by tenants* and installed by maintenance staff *at no charge*. Fire resistant materials are suggested for your safety. Items attached to the walls become the property of the apartment and cannot be removed when you move out.

10. To avoid fire hazards, Lilac Place tenants are not permitted to store anything in the furnace/water heater area.

11. Candles are to be used with great caution. Remember standard fire safety rules and never leave any open flame unattended. All open flames should be placed on a fireproof surface, away from all flammable objects. Storage of flammable materials, liquids or fuels (including extra propane tanks) is expressly prohibited inside and outside all units. Possession and use of fireworks is expressly prohibited.

12. Smoking and candles leave a residue on every surface. This must be cleaned before you move out. Our current labor rate will be charged for cleaning nicotine/tar residue off the walls, ceiling, floors, cabinets, windows, finished trim and doors. To avoid this fee, you may clean these surfaces prior to your move out inspection.

13. Overnight guests are welcome on a limited basis dictated by the terms of the lease.

14. It is your responsibility to inform us of repairs needed in your unit in a timely manner. If you fail to inform us of a plumbing leak and additional damage occurs, you will be held responsible.

All maintenance requests must be in writing and mailed to PO Box 12, Barberton, OH 44203, left in the rent drop next to the office door at 416 Crocus Place or you may send an email to maintenance@barberknolls.com.

15. Window air conditioners are allowed with permission. No holes are permitted in the wood trim or vinyl windows. Charges will be assessed for distortion or damage of window jambs, sashes and missing seals.

16. Townhouse residents are not permitted washers or dryers. We maintain a laundromat in 259 Lilac Place for the convenience of our tenants only. Children are not allowed in the laundromat without adult supervision. The security code changes between the 25th and 1st of each month and will be printed on your statement.

17. Written permission must be obtained prior to acquisition of a pet. An unauthorized pet charge of \$25.00 per day will be assessed if proper permission is not secured in advance. **Guests may not bring pets into the community.** Pet sitting is prohibited in the Barber Knolls community.

18. Please use common sense in keeping all firearms and ammunition secured to prevent unauthorized access.

19. The windows may require lubrication with something like Pledge spray on the interior edges to keep them working well. Do not force these windows as the internal plastic parts will break.

General Vehicle Rules

1. Barber Knolls allows **two registered vehicles per leased unit** to be parked on Barber Knolls property. *Proof of vehicle insurance is required.* Tenant vehicle license plate numbers

are to be recorded with management at lease signing and any changes updated. Storage of recreational vehicles, trailers, boats, etc. is prohibited.

2. Unregistered or inoperable vehicles will be deemed abandoned and towed or disposed of at owner's expense. Any motorized vehicle not required to be registered and all recreational vehicle use is prohibited by our insurance carrier.

3. **Overnight parking of guest vehicles is limited and requires permission.** As part of our neighborhood watch program and property safety measures it is important to know what vehicles belong to our community.

4. There shall be no trucks over 10,000 pounds in the streets, parking areas, or lawn. Noncompliance with the terms of this rule may result in any of said vehicles being towed from the premises at tenant's risk and expense.

5. Automotive repairs on the premises are prohibited. Be aware of leaking automotive fluids as they damage driveway surfaces.

6. Please respect the designated parking areas. Lilac Place townhomes have two (2) parking spaces. Spaces are not assigned. Twinplex parking assigns the half of the driveway nearest the building to the apartment in the front, on the street side. The apartment on the back parks on the half of the driveway farthest away from the building. Vehicles must be parked in a way that your neighbor's access to parking is not infringed in any way.

7. Do not park or drive on the grass.

General Exterior Housekeeping Rules

1. All tenants are responsible for picking up litter around their units and the grounds. All improper trash disposal will be charged \$50.00 per occurrence. This includes cigarette butts.

2. Ohio law forbids discarding computers, monitors, paint and tires in the trash. Summit/Akron Solid Waste Management Authority (330-374-0383) will help you dispose of these items. You will be charged \$50.00 for any computer found in the trash.

3. Please keep all sound to a level that does not bother your neighbors. Barber Knolls complies with the noise abatement ordinances established by the City of Barberton. These are available on the city website.

4. *Please lock your door when you leave, taking your keys with you. For your safety, do not change the locks so that staff will be able to help you in an emergency.* During normal business hours we will let you in if you are locked out; after business hours, the charge will be \$15.00. We cannot allow anyone who is not on the lease into the apartment in your absence.

5. Please use common sense when grilling on patios. Keep grills at least three (3) feet away from buildings and patio dividers.

6. Our emergency phone number is **330-603-5349**. Please use the emergency phone number in case of genuine emergency only. If you call the emergency phone and it is not an emergency, we may charge you \$50.00 for a service call. Examples of genuine emergencies include fire, flooding and heating or plumbing failure. In the case of fire please call 911 before you call our office.

7. Outdoor storage: Outdoor storage: *Tables, chairs, grills and toys must be stored close to your building and off the lawn when not in use.* Clotheslines are not permitted anywhere at Barber Knolls and will be promptly removed by our staff. Only items intended for outdoor use may be stored outdoors. Any items stored on the patio may be covered with gray or brown tarps only (no blue). *Trash should be in closed trash bags, and must be deposited into a dumpster or trash bin.*

8. At the Knolls, there are plenty of open places for children to play. *Streets, driveways and parking lots are not play areas.* Appropriate play areas are the grassy spaces adjacent to your apartment. Preschool aged children must be supervised by an adult while playing outside. Wading pools, swings, and trampolines are prohibited by our insurance carrier.

9. Our satellite dish/cable TV installation policy supercedes any installation offer by any satellite provider, contractor or business. See policy on Satellite/Cable TV installation.

10. Snow will be removed from parking areas only, limited to areas that are not obstructed by vehicles. Tenants are responsible to clear snow from their parking area to their door. Please help with snow removal by moving your vehicle while our plow is nearby.

I have read these Community Rules and agree to follow them.

TENANT(S): _____ Date _____
_____ Date _____

Barber Knolls Development Corp.:

By _____, agent for Landlord: Barber Knolls Development Corp.
(print name) _____ Date _____