

RULES AND REGULATIONS

- Tenant shall notify Landlord, in writing, of any anticipated extended absences, in excess of 3 days, from the dwelling, no later than the first day of the extended absence.
- Tenant shall keep that part of the premises occupied and used by the Tenant in a clean and safe condition.
- All electrical, plumbing, sanitary, heating, ventilating, air-conditioning, kitchen and other facilities and appliances will be used in a safe and reasonable manner.
- All units are designated **NONSMOKING**. No Smoking is allowed in apartments or common areas. If it is determined that there has been smoking in the apartment it will be painted upon move out, at the tenant's expense.
- All electrical, plumbing, sanitary, heating, ventilating, air-conditioning, kitchen and other facilities and appliances will be used in a safe and reasonable manner.
- Tenant shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any person to do so.
- Tenant shall not paint any part of the domicile, without express written permission from the Manager/Agent.
- Tenant shall not affix anything to the outside of the dwelling. This includes satellite dishes, lean-tos, etc.
- Tenant shall not build or erect any buildings (sheds, smokehouses, greenhouses, etc.) or play sets on the premises.
- Tenant shall not unreasonably disturb, or permit others on the premises with the Tenant's consent to unreasonably disturb, a neighbor's peaceful enjoyment of the premises.
- **USE OF PORTABLE ELECTRIC HEATERS IN RENTAL HOUSING:** Portable electric heaters should be used sparingly, and only for short-term, emergency purposes. Electric heaters consume large amounts of electricity which is expensive in the rural locations. If the rental unit's permanent heating equipment (boiler, Toyo, woodstove) is not functioning properly, please notify the YKSD Maintenance Department in writing. **TENANT MAY BE CHARGED FOR EXCESSIVE ELECTRICITY COSTS.**
- All windows are to remain closed from **October 15th through April 15th**. Open windows not only waste heat, but also, can cause freezing of baseboard pipes. ***RESIDENTS WILL BE HELD RESPONSIBLE FOR DAMAGE AND REPAIR FROM FREEZING DUE TO OPEN WINDOWS. IF TENANT IS GONE FOR MORE THAN 1 DAY, THE HEAT THERMOSTAT MUST BE SET AT 72° (INCLUDING VACATIONS, HOLIDAYS, ETC.).***
- Tenant shall maintain all smoke and carbon monoxide detection devices on the premises in good working order and shall check and or replace batteries twice a year. If there is a malfunction tenant must notify management immediately.
- All garbage and refuse must be wrapped or stored in drip-proof bags and disposed of properly. No trash or garbage bags are to be left on the ground. **SMOKERS WILL DISPOSE OF CIGARETTE BUTTS IN PROPER CONTAINER!**
- **Management must approve pet, prior to tenant obtaining pet or moving into unit.** There are non-refundable fees incurred for having a pet – an initial Pet fee and monthly fees. Pet Rules are addressed in the Pet Lease.
- Any illegal or unlawful behavior, including but not limited to; Use of drugs (including marijuana), domestic violence, underage drinking or theft, are a lease violation and subjected to **EVICTION**.
- Management shall be the final judge as to whether these rules and regulations are being observed.

I have read, understand, and agree to abide by these rules and regulations as a condition of my lease. Breach of any of these Rules and Regulations may result in the issuance of a 10-day eviction notice.

Signed: _____ Date: 20____.