



BEAN REALTY GROUP LLC

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HOUSE RULES

This addendum is made part of the Lease Agreement for Locke Mill Plaza, **Unit # 114**, 1 Buffalo Ave., Concord, NC 28025, between **Yvonne Tottenham and Christina Davis** and Bean Realty Group LLC. The following Rules & Regulations have been established by NLLLC, and failure to comply with any of the following may result in fines and/or immediate termination of the right to occupy the premises.

1. Personal Property: The Landlord is not responsible for nor insures for any personal property of the Resident. It will be necessary for the Resident to obtain Renter's Insurance at the Resident's own expense to cover all possible loss to personal property regardless of the nature of the loss. This can be obtained from the insurer of the Resident's choice.
2. Outdoor Cooking: No charcoal grill, cooker, brazier, hibachi or any gasoline or flammable liquid, or liquefied petroleum gas fired stove or grills with propane tanks or similar device is allowed to be stored or used inside breezeways, stairways, common area, patios or balconies. Items such as these are also restricted by local government ordinance.
3. Maintenance Requests: All maintenance requests must be made in person to the business office, in writing, or by phone and cannot be simply given directly to the maintenance person. Maintenance hours are weekdays, 9:00 am to 5:00 pm. In case of an emergency after hours, please call the after-hours emergency number furnished in the Move-in Summary. **Please note situations that are considered TRUE AFTER HOURS EMERGENCIES.**
4. Entrances, hallways, walkways, lawns, patios, balconies and stairways: These areas and all other common areas should not be obstructed or used for any purpose other than entering and exiting. Storing of Resident's personal property in any common or public area is strictly prohibited. All areas must be kept clean and clear of storage items and trash. Hanging of clothes, garments or rugs is not permitted. Outdoor furniture, flower boxes, and plants are the only items permitted outside the front door area.
5. Window Treatments: Window treatments must remain as installed by Landlord. All treatments provided by the Landlord must be kept in good repair or they will be replaced at Resident's expense. Bed linens, towels, tin foil, flags, reflector files, etc. are unacceptable.
6. Inoperable Vehicles: Abandoned or inoperable vehicles may be towed at owner's expense without notice. A vehicle that has an expired registration or that has not been moved for a prolonged period of time will automatically be considered abandoned or inoperable. No vehicles are to be repaired on the property for any reason other than changing a flat tire.
7. Vehicle Parking: Vehicles must be parked in designated marked parking spaces only. Vehicles must not be parked on the grass, in fire lanes, or other undesignated areas. Vehicles must not block any entrances, dumpster or walkways. Vehicles must not be parked in a manner that will obstruct the movement of other vehicles. Any vehicle not in compliance with these rules may be towed away at the owner's expense without notice.
8. Commercial Vehicles, Recreational Vehicles and Trailers: Vehicles with more than two (2) axles, and vehicles used for hauling of equipment and supplies (tools, ladders, lawn equipment, etc.) are not permitted to be parked on the property and may be towed at the owner's expense. Vehicles with exterior signage or writing that are driven for the sole purpose of daily transportation and employment may be parked in the parking lot, however these types of vehicles cannot take up more than one parking space and cannot be used to promote or incur additional traffic. Prior permission must be given by the Landlord.
9. Motorcycles, mini-bikes, scooters, etc.: All state regulations that apply on the street will apply in the community. All vehicles including motorcycles, mini-bikes, and scooters must be properly licensed, and all operators must be licensed. No one is allowed to operate a motor vehicle of any type on the grounds of the community without a valid driver's license. All motorcycles, mini-bikes and scooters must be parked in the parking lot in a designated parking space and may not be placed inside the apartment or inside the building or common area.
10. Parking Permits: If parking permits are issued by the Landlord, the parking permit must be affixed to the lower left hand corner of the front windshield. Residential Tenants must use the residential lot only.
11. Pool: Pool regulations are posted at the pool as well as written on a separate addendum. Adherence to the rules is the responsibility of the Resident. Children under the age of sixteen (16) must be accompanied by an adult at all times and are not the responsibility of the Landlord. Swimming or other activities in the pool area are entirely and solely at the

Resident's personal risk. Lifeguards are not provided. Residents understand that the Landlord is not responsible for any accidents or injury to the Resident, other occupants or guests that are a result of not adhering to the posted and or signed pool regulations, including those that may occur before or after the posted pool hours. Pool rules will be updated and distributed at the management discretion. Admittance to the pool is at the management discretion.

12. Gate/Access Keys: If the Residents are assigned keys and/or access codes, Resident acknowledges that they will keep the entry code and key for their personal use only. They will not give the key or code to any person other than the one it was originally issued. Residents also agree to make sure that any minors in the household are not giving the access code to guests outside the home.
13. Water heater/Furnace Closets: Storage of personal property in the water heater closet is strictly prohibited. If the water heater is not located in a larger closet or storage area, then it is the Residents responsibility to ensure that personal items are not stored within twelve (12) inches of the water heater. It is the Resident's full responsibility to report any water leakage immediately. Failure to report any evidence of water intrusion will result in the Resident being held responsible for all damages. Flammable and combustible items may not be stored in the closet/storage unit where the water heater is located for any reason. Heating and air conditioning or water heater closets are not to be used for storage purposes.
14. Storage: No goods or materials with combustible potential, or flammable or any material that would increase the risk of fire shall be placed in storage areas. Storage in such areas shall be a Resident's sole risk and Landlord shall not be responsible for any loss or damage. Heating and air conditioning or water heater closets are not to be used for storage purposes.
15. Plumbing: A minimum charge of \$25.00 will be assessed for unclogging plumbing equipment, in cases where malfunctions are caused by the introduction of improper objects such as toys, cloth objects, grease, excessive paper products, feminine products, excessive food or other foreign matters. The cost of repair and/or replacement of other equipment or furnishings of the Landlord will be the responsibility of the Resident.
16. Trash: Dumpsters are conveniently located in the community. Resident should ensure that all trash is placed in plastic bags and tied securely before placing in the dumpster. Trash cannot be placed on the ground outside the dumpster for any reason. Trash must not be left outside your unit or in the common areas at any time for any reason. Boxes should be broken down before placing in dumpster. Any furniture or large items must not be placed inside the dumpster or sat to the side of the dumpster. Any furniture or large items should be placed near the curb/street in the far corner of the parking lot. RESIDENTS MAY NOT USE COMMERCIAL DUMPSTER, VIOLATIONS ARE SUBJECT TO A \$50 FINE.
17. Guests: Resident is responsible and liable for the conduct of Residents' family, invitees, licensees and guests, including others in company thereof. Acts of these persons in violation of the Lease Agreement, or one of these rules or regulations, may be deemed by the Landlord to be a breach by the Resident which may result in the termination of the Resident's right to occupy the premise.
18. Lock Outs: Only if service is available and provided by the Landlord, will the following apply. If it is necessary for the Resident to have authorized personnel unlock the unit after hours, the Resident will be charged a \$25.00 fee for the service. The Resident will be required to provide a photo identification to match against the lease to verify residency. If the service is not available at the community, it will be necessary for the Resident to call a locksmith and the Resident will be solely responsible for locksmith fees.