

CAMPUS VIEW PLACE RULES AND REGULATIONS

The following Rules and Regulations are a binding part of Tenant's Lease with the Landlord. Landlord provides these Rules and Regulations for Tenant's benefit and the benefit of the other tenants of the Apartments. Please understand that any non-performance or breach of one of these Rules and Regulations constitutes a default by tenant under Tenant's Lease and Landlord may, in its sole discretion, proceed with an eviction action or exercise any other rights or remedies afforded to it under tenant's Lease or provided by Prevailing Law, which shall not amount to Tenant's release from the obligations of Tenant's Lease but shall in addition make Tenant responsible for any damages Landlord is unable to mitigate. In accordance with Tenant's Lease, and security deposit hereunder, Tenant will also be charged for violation of the Rules and Regulations in order to offset those increased costs. Such charges are due and payable at the same time as the succeeding month's rent.

1. Landlord acknowledges Tenant's right to entertain friends and to have parties and guests and invitees. Tenant, Tenant's guests and invitees shall at all times maintain order in the unit and at all places on the Campus View Place grounds, and shall not make or permit loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other residents. All radios, television sets, phonographs, or any other appliance or items which may cause noise, etc must be turned down to a level of sound that does not annoy or interfere with other residents. No band instruments shall be played on the Campus View Place grounds at any time. Accordingly, the following shall apply to complaints concerning a violation of this policy.

FIRST: A written warning will be issued to Tenant specifying the complaint was filed.

SECOND: Upon a second complaint, which is not refuted by tenant, a \$100.00 charge will be assessed against Tenant.

THIRD: Upon a third complaint, which is not refuted by Tenant, a \$150.00 charge will be assessed against the Tenant and tenant's Co-Signor will be notified.

FOURTH: Upon a fourth complaint, which is not refuted by Tenant, a \$200.00 charge will be assessed against Tenant and Landlord may, in its sole and absolute discretion, declare Tenant's Lease to be in default.

In order for Tenant to refute a complaint, it is understood that the burden of proof is upon the Tenant who must refute such complaint with clear, convincing and undisputable evidence. Landlord expressly retains the right to increase the charges set forth herein if the initial charges fail to cover costs and expenses. Landlord retains the right to summon law enforcement officers, who may impose additional charges as determined by local laws.

2. The maximum number of allowed guests or invitees at a party is 25. Open parties are not allowed. This means that guests or invitees must be invited. Flyers to the general public are not allowed. If Tenant is caught distributing this type of invitation, Tenant and

Tenant's Guarantor will be contacted and discussion of eviction proceedings will be initiated.

3. Tenants and guests or invitees of parties are not permitted to gather on balconies. Parties must remain indoors.
4. No grill of any kind is allowed in or outside of the unit.
5. The driveways, sidewalks, courts entry passages, stairs and halls shall not be obstructed, used for bicycles, motorcycles, scooters and other vehicles or any purpose other than ingress and egress.
6. All illegally parked vehicles will be towed. No warning will be given.
7. Recreational vehicles, non-operational vehicles, boats, jet skies, etc. are prohibited from being parked on the grounds of Campus View Place. Parking of vehicles in other than designated parking area is strictly prohibited.
8. Use of foil and other similar unsightly materials, including, but not limited to, neon or flashing signs, advertising, etc. over windows is strictly prohibited. Windows and doors shall not be obstructed.
9. Locks or security devices may NOT be changed or added without prior written permission of Landlord.
10. Tenant is responsible for Tenant's guests' and invitees behavior. The cost of repairing any damage caused by Tenant or Tenant's guests or invitees will be Tenant's financial responsibility.
11. Tenant, at Tenant's expense, shall be responsible for replacement of all interior light bulbs and tubes. All bulbs and tubes must be operational at the time Tenant vacates the unit. Colored bulbs are not allowed in balcony lights. Tenant may not remove any balcony lights or globes. Landlord reserves the right to impose a reasonable charge for replacement of any balcony light or globe if removed.
12. All trash, garbage and recycling will be placed in receptacles in locations designated by Landlord. Tenant agrees to cause trash, garbage and recycling to be deposited directly into such receptacles and not left in the unit or in the common areas, hallways or similar places. Landlord reserves the right to impose a reasonable charge for violation of this section as well as for any littering by Tenant. Tenant agrees to place trash, garbage and recycling inside the receptacles, not outside the receptacles or in the surrounding area.
13. Washing vehicles and performing mechanical work thereon is strictly prohibited unless special areas are designated in Landlord's sole and absolute discretion.

14. No satellites, no radio wires, television or other aerials or any other objects whatsoever shall be attached to the roof or exterior of any building.
15. The use of candles, halogen lamps, kerosene lamps, kerosene heaters and electric heaters are strictly prohibited.
16. Patio and balcony areas are to be kept in a clean and orderly manner. They are not to be used as storage areas and articles are not to be hung over the railings. Trash cans are strictly prohibited on patio and balcony areas. Bicycles, motorcycles, scooters and other conveyances may not be parked on or chained to patio and balcony areas. Outdoor furniture only is allowed on patio and balcony areas. A \$75.00 charge will be assessed against Tenant for violation of this policy.
17. Water beds are prohibited.
18. Tenant must check the smoke alarm upon occupancy and once a month during the term of Tenant's Lease, and immediately notify Landlord of any malfunctions and neither Landlord nor Agent shall be charged with knowledge of any such malfunction prior to receipt of such notice. Tenant, at Tenant's expense, shall be responsible for replacement of smoke alarm batteries, which must be changed every six months. Removal of smoke alarms of their batteries is prohibited. Tampering with any smoke alarm, sprinkler system or fire extinguisher is prohibited.
19. Throwing or dropping any objects whatsoever off of the patio or balcony areas or from windows of the unit is strictly prohibited.
20. Tenant may receive door keys and mailbox keys, which tenant acknowledges are for tenant's personal use and tenant agrees not to pass along such items to third parties with the exception of an approved sublease or re-rental of unit and to keep such items confidential. Tenant shall be held responsible for any death, injury, damage or loss sustained by any person because of Tenant's negligence in passing along such items to any third party and not keeping such items confidential. Any duplicates of such items must be made by Landlord only, in its sole and absolute discretion. If any such item is lost or stolen, tenant must promptly notify Landlord and tenant will be charged a replacement fee for each such item replaced.

 Tenant Date

 Tenant Date

 Tenant Date

 Landlord Date