

## RIVERVIEW APARTMENTS

### Community Policies

#### Addendum C to lease

1. Insurance coverage maintained by the management does not protect Resident(s) from loss of personal property by Theft, fire water damage, etc each Resident(s) is advised to obtain a policy of homeowner's insurance protecting his/her household goods and personal property.
2. Please limit your speed within the parking lot to 5 mph.
3. There is only one covered parking space allowed per apartment. Guests must park in uncovered parking spaces on the property; any unauthorized vehicles will be towed at owner's expense, No RV's trailers, boats, etc parking on property; Unsightly cars (such as a car with flat tires, broken windows, etc.) will not be permitted in or around the premises. Any vehicles that are improperly parked, inoperable, having expired plates, expired inspection sticker, or unlicensed will be towed at owner's expense. Resident(s) agree to abide by parking regulations, to notify and to require guests to abide by the management. Do not back into parking spaces or empty trash or ashtrays in the parking lot.
4. No signs or advertising notices of any kind shall be attached to any part of the out side of the building or doors.
5. From the exterior of the buildings all windows must be uniformly white. There will be no foil, sheets, blankets, or any kind of covering over windows to darken rooms; you may purchase white window shades at most discount stores that will serve the purpose and still maintain the uniformity of the community. You may hang your drapes provided what is seen from the outside of the building is white.
6. Entrances, hallways, walks, lawn, and all other public areas shall not be obstructed or any purpose other than entrance and exit.
7. The use of any cooking devise such as charcoal, gas or electric grills are allowed but they need to be 10 feet away from building per City of Reno fire code.
8. Resident(s) shall cooperate with the Owner's effort of pest control. This may include among other things, occupant emptying and cleaning cabinets, drawers and closets, pulling furniture away from and allowing exterminators to enter and treat the apartment.
9. The equipment in the bathroom and the kitchen shall not be used for any purposes other than those for which they were constructed. No sweepings, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances shall be thrown therein. Do not place metal, string, grease, coffee grounds, shell fish skin nut shells, glass, olive/fruit pits, and corn on the cob paper, wire, bones, or non-food in the disposal. Resident(s) shall be held responsible for any repairs or damages resulting from the misuse of such equipment and shall reimburse Management for the necessary expenses incurred in repair of such equipment.
10. Your apartment is home, but it is not a house. Please be considerate of your neighbor(s). Resident(s) required to control the volume of stereos. TV's and devices within the apartment to the extent that they do not disturb residents of other apartments. Noisy or disorderly conduct, annoying or disturbing other residents will not be permitted.
11. Resident(s) may use small nails and regular picture hangers to hang pictures or mirrors, etc. on the sheet rock walls.
12. Do not leave trash of any kind outside your apartment door. Any trash we have to pick up outside your Apartment will be a \$25.00 per item charge. Do not put mattresses, chairs, or any other large items by the Dumpsters. Disposal of any item from your apartment is your responsibility and if management knows who left such items there will be a \$30.00 charge per item we have to remove.
13. No locks shall be changed or added in any way, to any door except with prior written consent of Management.
14. The attaching of TV or CB antennas or satellite dishes to the apartment buildings is prohibited.
15. Management approved and recognized solicitors will have in their possession written authorization from Community Manager. Please notify unauthorized solicitors to leave the community grounds, and then notify the Management Office.
16. Management will not let anyone into your apartment for any reason. Management will allow maintenance employees or contractors into your apartment in accordance with your lease agreement.

17. Management, on behalf of our Resident(s), will accept reasonably sized packages to be held for two days. You must pick up your package during business hours. Management will not accept liability for loss or damage to said packages.
18. All resident or guest children under the age of 14 must be supervised by someone 18 years older while in all the common areas.
19. If you get locked of your apartment, it is your responsibility to find a way in. During business hours we will assist you. After office hours, it may be possible for management to help you enter your locked apartment, but any expenses incurred will be your responsibility.
20. Bicycles are not to be stored outside your apartment. Riding bicycles, skates, scooters, or skateboards in any common areas is prohibited, except bicycles entering or leaving the property. Please use sidewalks for walking the property.
21. Residents are allowed to have a maximum of two cats or dogs as pets, no other species of animal is allowed. All dogs must be 25 pounds or less at adult age. There is a \$400 per pet deposit requirement. There is a \$15 per month per pet rental charge. Any animal found residing in or visiting an apartment that has not been pre-approved by Management will be ground for an automatic eviction.
22. For after hour emergencies call 775-219-0548. Real emergencies consist of fire, flood, Electrical, or major catastrophe, toilet overflows are not an emergency please shut off the water flow and plunge the toile yourself. If maintenance gets called out to the property and it was not a real emergency you will be charged for the repair and labor at \$25.00 hour.
23. If you need a maintenance request please call or stop by the office. Do not stop the maintenance and ask them to fix something, they have a lot to do and not have time to stop and write up work orders.
24. No shopping carts on the property. Anyone caught bringing a shopping cart onto the property and not promptly removing it will be charged \$25.00.
25. Vandalism and making graffiti are grounds for immediate eviction without any prior warnings.
26. These policies are to be strictly observed and be enforced by the Management. We hope all Resident(s) will understand that these policies have been made for their protection and convenience in order that this property may maintain a reputation for quality living. Management reserves the right to make such other reasonable rules, in the judgment of management, from time-to time.

I/WE, the undersigned, have read and understand the El Chaparral Community Rules.

\_\_\_\_\_  
Resident                      Date

\_\_\_\_\_  
Resident                      Date