



D E V E L O P M E N T

RULES AND REGULATIONS ADDENDUM

Property Address: _____ (the "Premises")

To benefit all residents and to insure proper use of both the rented Premises and the entire residential facility in which the Premises is located (the "Facility"), the undersigned Tenants agree to comply with the terms of the following Rules and Regulations Addendum (the "Rules and Regulations"). These Rules and Regulations are incorporated as a part of the Residential Lease Agreement ("Lease") by and between RPH, LLC ("Landlord") and the undersigned Tenants that pertains to the Premises. Capitalized terms used herein that are not otherwise defined in these Rules and Regulations shall have the meaning set forth in the Lease.

RULES & REGULATIONS

1. Tenants will use the Premises for residential purposes only, and will not, without prior written consent of Landlord, conduct any business in or from the Premises. Solicitation of any other tenants of the Facility of any kind, by Tenants or their guests, is prohibited at all times.
2. Tenants and their guests shall not create any unreasonable disturbance within the Facility due to loud voices, music, stereos, speakers, televisions, computers, phones, or any other device. Tenants shall turn off all noise-emitting electronic devices when they leave the Premises. All illegal, abusive, disorderly, violent, or harassing conduct by a Tenant or their guests, including but not limited to abusive and/or foul language, sexually explicit comments toward other tenants of the Facility or Landlord is prohibited.
3. Without prior written consent of Landlord, Tenants shall not permit any more than eight (8) guests to be present at any time within the Premises or any part of the Facility.
4. Tenants are responsible for the behavior of any and all of their guests, and shall be responsible for insuring that such guests adhere to the terms of the Lease, including but not limited to these Rules and Regulations. Tenants are responsible for any damages to or costs incurred by Landlord resulting from the conduct of their guests.
5. Except for utility devices and controls located within the Premises that are intended for Tenants' use, Tenants will not operate any other utility devices or controls that service any other part of the Facility, including but not limited to heating and air conditioning devices, water and sewer devices, gas devices, and electric devices (including lighting).
6. Tenants will not obstruct the Facility's entrances, common areas, hallways or other corridors, stairs, exits, driveways, parking areas, walks, or fire escapes that are used by the public or other tenants.
7. Except as provided herein, Tenants will not drive any nails, screws, or any other mechanism into walls, floors, tiles, ceilings, woodwork, or create any partitions within the Premises. Tenants will not drill holes or fasten any mechanism on any exterior part of the Premises, or damage or deface the same. Pictures may be hung within the Premises, provided that only small nails being no longer than 1.5 inches in length are used. Nothing, including clothes, towels, pictures, or any other item, shall be hung from ceilings, pipes, sprinklers, or any fixtures of the Premises.
8. Unless agreed to in a writing signed by Landlord, pets and animals are not allowed within the Premises at any time, under any circumstance. This will forfeit your deposit.
9. Tenants will not add or in any way alter or change the locks or keying to any doors within the Premises.

10. No furnishings may be placed on exterior porches or balconies without the prior written consent of Landlord, even for limited times. No blinds, shades, or screens shall be attached to, hung in, or used in connection with any window or door of the Premises without prior written consent from Landlord.

11. Tenants will not varnish, paint, paper, or otherwise alter any walls, floors, doors, woodwork, or cabinets without prior written permission of Landlord. All restoration costs (even if alteration was with Landlord's written consent) will be at Tenants' expense.

12. No vehicle or bicycle shall be parked on lawns, shrubberies, patios, walkways, or lawn extensions. Vehicles shall not be repaired, lubricated, or washed on driveways or in the designated parking areas of the Facility. Any vehicle of a Tenant or of Tenants' guests that leak oil or hydraulic fluid must be removed from the Facility, and Tenants are responsible for the costs of any cleanup and repair of damages caused by such leaks.

13. Tenants will act reasonably to conserve water and energy, and will immediately report running/leaking toilets, faucets or any other water-emitting fixture to Landlord for maintenance and repair. Tenants will not leave windows or doors open during inclement weather. Tenants will not remove screens from the windows, even briefly.

14. Tenants will not install any satellite dishes or antennas on the Premises, and they will not erect or use any radio transmitters within the Premises without written permission from Landlord.

15. Tenants will use toilets, tubs, and sinks only for their ordinary purpose and will never use such fixtures to dispose of trash, rubbish, rags, garbage, sanitary napkins, or other items that are likely to clog them. Tenants are responsible for any expense Landlord incurs for repairing damage caused by such misuse of such fixtures.

16. Tenants will keep and store all of their personal property (with exception to vehicles) only within the Premises or in such areas as Landlord may consent in writing. Each Tenant may only park one (1) vehicle in the parking areas of the Facility that are designated by Landlord. Commercial vehicles, trailers, boats, campers, buses, box-trucks, and inoperable vehicles are prohibited and shall be immediately removed from the Facility upon Landlord's demand. Guests of Tenants may not park any vehicles within or adjacent to the Facility for a period lasting longer than twenty-four (24) hours. Storage or use of fireworks, kerosene, gasoline, or other flammable or explosive agents within the Premises and on the Facility is strictly prohibited. Without prior written consent of Landlord, Tenants will not do anything or keep anything in or about the Premises that in any way will increase the risk of fire or that may violate applicable laws and regulations.

17. Trash and garbage (including recyclables) always shall be placed in the receptacles provided by a municipality or the Landlord, and container lids, if any, must be kept tightly closed at all times. Tenants will put their trash cans and recycle bins curbside for the municipality's scheduled pick-up, and will return cans and bins to their normal non-curbside location promptly after pick-up. If any RPH team member does a maintenance trash pick-up, it will result in a \$25.00 fee/ bag.

18. Tenants will perform reasonable housekeeping in the Premises and maintain the Premises in a reasonably clean, neat, and sanitary condition.

19. Unless expressly permitted by Landlord in writing, Tenants shall not display any signs, flags, pennants, placards, advertisements, notices, pictures, ornaments, stickers, handbills, or other displays so as to be visible on the outside of the Premises or any other part of the Facility.

20. Tenants and their guests will never go on the roof of Premises or any other part of the Facility.

21. Air conditioners, heating devices, microwaves or other cooking devices, washers, dryers, and refrigerators beyond those supplied by Landlord are prohibited without prior written permission of

Landlord. Waterbeds and weight lifting equipment are prohibited at all times without prior written permission of Landlord.

22. Smoking is not permitted at any time within the Premises. Tenants and their guests smoking outside the Premises shall properly extinguish all smoking devices and deposit all cigarette/cigar butts in proper receptacles. Tenants and their guests will not remove batteries from smoke detectors or in any other way or at any time disarm the smoke detectors.

23. The possession, sale, or use of any illegal drug or drug paraphernalia within the Premises or on any other part of the Facility is prohibited.

24. Tenants will replace light bulbs in all lighting fixtures in the Premises during the term of the Lease, and will leave working light bulbs in all lighting fixtures at the end of the Lease.

25. Tenants may be subject to fees for the following items, fees may vary from \$10.00 to \$300.00: Broken or missing window screen, trash on exterior of homes, broken ceiling fans, broken windows, changing out the door knobs from original, removing smoke detector batteries, any broken or major damages in home, broken lights fixtures, interior or exterior damages not related to the normal wear and tear.

26. Without the prior written consent of Landlord, possessing, using, or storing lethal weapons anywhere in the Premises is prohibited. "Lethal weapon" is defined as any weapon which, from the manner used, may produce death or serious bodily injury. This includes, but is not limited to: all firearms, hunting knives, switchblades, explosives, bows and arrows, and machetes. In no event shall any Tenant or Tenants' guests use a lethal weapon within any part of the Facility, including the Premises.

27. Violation by any Tenant or by the guests/visitors/invitees/licensees (collectively "guests") of any Tenant may, without notice and at Landlord's sole discretion, result in the immediate forfeiture of any and all security deposits paid to Landlord pursuant to the said Lease.

We, the undersigned, state that we have received these Rules and Regulations, that we have reviewed the terms thereof, and that we fully understand them. We understand that these Rules and Regulations are a part of our Lease, and we agree to comply fully with the terms set forth herein.

Dated: _____

Tenant

Dated: _____

Tenant

Dated: _____

Tenant

Dated: _____

Tenant