



Tyner Ranch

TYNER RANCH APARTMENTS RULES AND REGULATIONS

1. **NON SMOKING UNITS**- Tenants shall NOT SMOKE inside apartment units.
2. No cable, telephone exterior or interior wiring to be installed without prior written Landlord approval.
3. Carpet to be cleaned by Landlords Company of choice. **NO OUTSIDE VENDORS ALLOWED!**
4. Satellite dishes are **NOT ALLOWED** on the Premises.
5. Interior ceiling access cover to attic to remain sealed with **NO** Tenant access.
6. Tenant(s) is/are responsible for the replacement of all interior light bulbs. **EXCEPTION** from porch light, kitchen fluorescent light and garage fluorescent light.
7. Repair of clogged garbage disposal or sink, toilets and bathtubs due to Tenant(s) actions will be charged to Tenant(s) at the rate of **\$25** for each service call during regular business hours. **ALL AFTER HOURS SERVICE CALLS INCLUDING WEEKENDS AND HOLIDAYS IS SUBJECT TO A \$65 SERVICE FEE THAT NEEDS TO BE PAID UPON RENDERING OF SERVICES.**
8. Tenant(s) is/are responsible to remove all garbage from apartment before obnoxious odors occur.
9. Tenant(s) to refrain from all loud noises that can be heard by other Tenant(s) after 10:00 p.m. until 6:00 a.m.
10. We are asking at least once a month to please run your dishwasher with or without dishes through a full cycle. This needs to be done once a month to protect the seal and motor. This is a continued effort to upkeep our appliances and apartments.
11. Counter tops are pressed wood. Hot items or standing water will damage counter tops and you will be held liable for any damages.
12. Toilet bowl tanks state that you **CANNOT USE TANK CLEANERS**. Those are the little tablets you drip in your tank to keep your toilet clean. Unfortunately, it causes the ring at the bottom of the toilets to deteriorate. You can use the cleaners you put hanging on the toilet bowl but absolutely no tablets can be used in the toilet tanks.
13. Tenant shall at all times keep backyard and front yard free and clear of any debris so landscaping maintenance can be properly performed. **NO** storage allowed on patio. **NO** items such as trash, clothes lines, recyclables, and/or

personal items allowed in flower beds, bushes and/or grass areas. **SWIMMING POOLS ARE NOT ALLOWED** on the premises.

14. **NO PET POLICY.** No babysitting pets or having any pets at anytime on premises. This is grounds for immediate eviction.
15. It is the Tenant(s) obligation to notify Landlord of anything in the apartment that requires Landlord's attention.
16. **NO** inflatable jumpers allowed! **NO** basketball courts or tetherball poles **ALLOWED** on the premises. **Yards Sales are NOT ALLOWED** throughout Tyner Ranch Apartments.
17. Tenant(s) will park in designated area only. **NO PARKING ON COMMON DRIVEWAY AREA, PICNIC AREA,** and in front of **TRASH BINS.** Any vehicle parked improperly will be subject to being towed at owner's expense.
18. All Tenant(s) are required to update vehicle information upon any changes. Visitors must park on City Streets to avoid being towed. **IT IS TENANT(S) RESPONSIBILITY TO INFORM THEIR VISITORS OF OUR PARKING POLICY.**
19. **NO** boats, trailers or motorcycles are allowed anywhere on concrete driveway area or in garage. **NO** RV's and/or vehicles larger than $\frac{3}{4}$ ton are allowed under this lease agreement.
20. **NO** large items to be dumped in the dumpsters (such as mattress, TV, furniture, etc.) All boxes to be broken down. Lids need to be closed at all times.
21. The use, possession, growth or distribution of any type of illegal drugs including marijuana for medical use with or without a "Medical Marijuana" use permit is strictly prohibited. Violation of this regulation is terms for immediate evictions.
22. The use and occupancy of the apartment is restricted to the person(s) named on section 1.B of your Rental Lease Agreement. Any other occupants intending to stay and/or move in must have prior approval in writing by the Landlord. **TENANT(S) SHALL INFORM THE OFFICE PRIOR TO VISITORS STAYING OVER 7 DAYS.**
23. Mounting brackets for TV's or heavy objects are **NOT ALLOWED** to be attached or installed on any walls throughout the premises.
24. **DO NOT LIFT STOVE TOPS.** Lifting the stove tops causes damages to gas lines. To avoid unnecessary fees please do not lift tops. **STOVE BOTTOM DRAWER IS NOT FOR STORAGE.** The broiler has a flame and ignites when the oven is in use.