

Evergreen Commons Tour Apartment Contract

Residents must adhere to their lease, specifically:

- You will not erect any exterior wires, aerials, signs, satellite dishes, etc., in your Bedroom or the Apartment or anywhere in the Community. Room entrance doors, ceilings, windows, drapery rods and trim should remain free of nails. All decorations should be of a temporary nature and not permanently deface or damage your Bedroom or the Apartment. No posters, sheets, parachutes, fishnets, stickers or materials of any kind are allowed on ceilings or in the windows. Adhesive materials may not be attached to any surface of the Apartment (page 6, #3).
- Pets are not permitted in or about the Apartment, except for animals assisting disabled or handicapped persons and fish in an aquarium that can be no larger than 10 gallons (page 6, #4).
- Multiple electric outlet plugs are not permitted. Surge protected power strips with circuit breakers are permitted. All extension cords must be of the grounded, three-prong type and be UL approved (page 6, #6).
- Live decorations like as trees/wreaths are prohibited (page 6, #7).
- Hot plates, candles, halogen lamps, incense, space heaters, cooking grills, lighter fluid, or anything with an open heating element or flame are not allowed within the Apartment. Grilling and the usage or storage of outdoor grills are not allowed on balconies or breezeways, either with charcoal or gas grills and are permitted only in designated areas (page 6, #8).
- Possession and consumption of alcoholic beverages must be in full compliance with local, state and federal laws and regulations and in accordance with these Rules and Regulations. Conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances and is expressly prohibited. Open containers of alcohol are not permitted in the breezeways or other public areas of the Community. Common source alcoholic containers in excess of three gallons are prohibited and the sale of alcohol is prohibited. We reserve the right to confiscate any alcohol that is present in the Community in a manner that violates these Rules and Regulations and/or local and federal laws (page 6, #9).
- Due to the multi-tenant and residential nature of the Community, offensive or disruptive noises or odors of any kind are prohibited in the Community. You and your guests should, at all times, maintain order in the Apartment and in all of your and their conduct in the Community. Loud, offensive or boisterous activities or odors or other conduct that unreasonably disturbs the comfort, sleep or enjoyment of other residents and their guests in the Community (including unreasonable uses of televisions, radios, guitars, pianos, keyboards, stereo systems and computers) are not permitted in the Community. Band instruments of any kind may not be played in the Community without our prior written consent (page 6, #10).
- Smoking in the Apartment and Clubhouse is prohibited (page 6, #11).
- No furniture/appliance is to be removed from public areas or from the Apartment (page 6, #16).

- No trash or garbage accumulation is allowed in or around the Apartment. Discarded trash, garbage, and household personal item(s) are not allowed in breezeways, common areas, or anywhere in the Community. These items must be placed in the trash containers provided in the Community. It is your responsibility to properly dispose of these items (page 6, #18).

Additional rules:

- The Apartment, including all common areas and bedrooms, must maintain a clean and presentable appearance. Prospective residents and their family and friends will be touring our Community, and it is essential to provide them a great touring experience and first impression.
- The visibility of excessive alcohol-related paraphernalia, including bottles, posters, etc., is strongly discouraged.
- During tours, parents and potential residents will inevitably ask you questions about living at Evergreen Commons. We ask that you give honest and genuine answers without jeopardizing the integrity of the property, staff, and yourself. Please refrain from “bad-mouthing” and if you do have a bone to pick, do so privately on your own time and with a member of the staff.
- By signing this contract, I give you permission to enter my apartment for a tour even if none of the residents are present. The Evergreen Commons staff will contact your apartment prior to the tour, however there will be times when the tour is not scheduled and is spontaneous.

The Evergreen Commons staff reserves the right to terminate this contract at any time if there is failure to comply with these Rules and Regulations. By signing this contract, you understand and are agreeing with the Rules and Regulations.

Apartment _____ Date _____

Resident A _____

Resident B _____

Resident C _____

Resident D _____

Manager _____

