

Potomac Properties LLC
Rules and Regulations
Student Housing Attachment: A to Residential Lease

Keep this for reference while you are a tenant with us. This is part of your lease and you are responsible to abide by the conditions set forth herein.

Parking Areas:

Parking at all properties is permitted for one vehicle per tenant. No additional vehicles or storage of vehicles. Unauthorized vehicles will be towed at the owner's expense.

Parking lots are for the use of the Tenants only and spaces should not be taken up by guests.

- **Maynard Street:** this property has two off-street parking areas. There are stone lots both beside and behind the building.
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- **720, 722, and 758 First Street:** These properties have rear off-street parking and parking at the front curb.
- **756 and 760 Second Street:** These properties have rear off-street parking and parking at the front curb.
- **1417 Memorial Ave:** Off-street parking in the lot adjacent to the building and two on street spaces. Guests must park on the street.

Alcohol:

No alcohol is permitted in the buildings.

The use and consumption of alcoholic beverages by under aged tenants or guests is prohibited. Individuals over 21 years of age are prohibited from supplying alcohol to minors. The consumption of intoxicating beverages is not considered an excuse for irresponsible behavior in or on the property. **Individual Tenants are held accountable for the actions of their guests and any damage caused by them.**

Drug Use:

The use, sale or storage of illegal drugs is prohibited on the property and is considered a violation of your lease.

Firearms, Explosives, Incendiary Devices, and Weapons:

Firearms, explosives, incendiary devices and weapons of any kind are not permitted in the building. This includes b-b guns, paint ball guns, potato guns, smoke bombs, firecrackers, bullets and flares and pressurized tanks.

False Fire Alarms:

Tenants are encouraged to carefully watch their food while cooking. Smoke may set off a false fire alarm. Any fines levied by the city/fire protection services for false fire alarms are the responsibility of the individual Tenant causing such.

Use of the Security System:

Each apartment is equipped with smoke detectors and security system on doors and windows. These are for the use of the tenants and are not to be operated or tested by guests. Tenants may not share the alarm code with anyone who is not a tenant. Tenants are encouraged to lock your doors.

Physical Abuse and Harassment:

Physical Abuse and Harassment including threats of any kind between tenants should be brought to the attention of the Landlord immediately. Every effort will be made to insure the safety and well being of all tenants.

Maintenance Issues:

All shower curtains should be placed inside the shower stall/tubs when using the shower to prevent water damage to the floors and ceilings.

Laundry facilities are for the use of Tenants only.

Each tenant of Maynard street will have a laundry room key. Please lock the door when not in use.

*****If you feel your room is too warm or too cold in the winter time, call the landlord to adjust the vents. Do not open your windows when the heat is on. There is a \$50.00 fine for windows open while the heat is on.*****

See your lease for additional Maintenance issues.

Items/Activities NOT PERMITTED:

- Climbing out windows to access the roof. All roofs are off limits to tenants.
- Giving keys to your apartment or the laundry unit to anyone other than a tenant of your apartment or a visiting family member.
- Hanging curtain rods. *If you wish to hang curtains on the windows, the landlord will install your curtain rods for you.*

- Entering any non-residential areas of the building (other than the laundry area) such as **basement/furnace area, roof or attic**, without explicit permission of the landlord. If a door is locked, it is to remain that way.*****
- Using the trash containers for anything other than their intended purpose. They are the property of the disposal company.
- Suspending beds or furniture from the walls or ceilings;
- Affixing materials to the walls, windows or ceilings in a manner that might damage the surface (e.g. NAILS, DUCT TAPE, etc) *If you wish to hang any item that may require making holes in the walls, contact the Landlord and he may agree to hang them for you. **Deductions will be made from security deposits for every hole or damage to walls/paint from hanging posters, lights etc.***

Activities you MAY NOT do:

- Place wallpaper or adhesive paper on the walls or windows
- Paint walls or write on walls or ceilings
- Remove window screens at any time
- Sit in windowsills
- Replace light bulbs with black lights
- Move appliances (refrigerators, stoves and microwaves) from their set locations
- ****You may not-bring additional refrigerators/freezers and place them in any kitchen or efficiency units*****
- Hang items from the light fixtures or ceiling fans
- Park an untagged vehicle on the lot
- Work on car parts or use power tools in the building
- *****No outside storage in the yard/parking areas*****
- No storage of car parts or boats/trailers on the property
- No plugging in block heaters to the electrical service
- **You may not give your unit/house keys to incoming tenants. They must be turned in to the landlords upon the termination of you lease.**
- You may not move any belongings in to the housing before the start date of your lease term

Windows and Deck areas:

For reasons of health and safety, nothing is to go in, out or be thrown or hung from any building windows or deck areas. Individuals are not to lean out of or sit on windowsills or over deck railings.

Any use of a charcoal grill must be done in the yard at least 15 feet away from the building. No grilling on porches or decks.

Noise:

These buildings are situated in residential neighborhoods and require consideration of other tenants and neighbors. Noise must be kept at a level where it cannot be heard outside of the apartment and where it is not disturbing other residents or the surrounding community.

Bicycles:

Bicycles may be kept in areas permitted by the landlord. The landlord strongly suggests that all belongings of the tenants that are kept outside be secured with locking devices at all times.

756 Second Street and 760 Second Street share an outdoor storage building to which each tenant may have a key if requested. You can store bikes there or secure them to the metal bike rack behind the building.

Landlord is not responsible for any lost or stolen items.

Pets:

No Pets are permitted. This is a violation of your lease and grounds for termination of your lease. You may not pet-sit for someone else. You forfeit all rent and security deposits.

Prohibited Items: (Items not permitted in the buildings)

- Lighted candles or incense
- Water-filled furniture including waterbeds, pools, toys, etc.
- Fish tanks
- Hanging beds/furniture
- Space heaters
- Exterior antennas
- Stolen merchandise
- Metal tipped darts for dartboard sets
- Running wires beneath floor carpeting
- Fog machines
- Drum sets
- Dead plants or trees
- Remote controlled items with gas-powered engines

- Personal air conditioning units unless in agreement with landlord
- Possession of gas, propane, lighter fluid, kerosene, nitrous oxide, motor oil etc. in storage containers of any kind.
- Bags of garbage
- Storage of car tires
- Vehicle or engine parts

It is strongly suggested that tenants purchase “Renters Insurance” while living in any rental unit. Our Insurance does not cover your possessions.