

**THE PINEDERA HOUSE RULES AND REGULATIONS**

Effective 7/22/2019

1. This is an addendum to and becomes part of the Lease agreement between Landlord and Tenant.
2. Tenants shall be entitled to quiet enjoyment of the premises, and shall respect such rights of other tenants by not making loud noises from partying, radios, televisions, stereos or musical instruments during the hours from 11pm to 8am.
3. No riding bicycles or other activities that may endanger pedestrians in the common areas.
4. All personal items including but not limited to, recreation, health, sports and/or hobby equipment, tools, brooms, cleaning supplies, recyclables etc, shall be kept out of view. No rugs, towels, articles of clothing and/or linens, or any such items shall be hung on the exterior of the building, on balconies or patios, or in any common areas. No mops, brooms, or rugs are to be shaken from the same, or from open windows.
5. Highly combustible or hazardous items such as gasoline are prohibited and shall not be used or stored anywhere on premises or any common area.
6. Occupancy by guests for more than ten days in any six-month period is prohibited without Landlord's written consent and shall be considered a breach of the Lease Agreement.
7. Tenants are responsible for the conduct of their guests.
8. Tenants shall park their vehicles in their assigned parking space(s) only. Guests shall park on the street or Tenant's assigned space. Unauthorized parking is subject to towing at vehicle owner's expense.
9. Those tenants with permit parking shall park only in the "Permit Parking" area in the Commercial garage afterhours which is from 9:00pm to 6:00am.
10. Tenants shall not wash their vehicles or use any of the water bibs for personal use on the premises.
11. Tenants shall keep their units in good and clean condition and free from any objectionable odors.
12. Tenants or their guest shall not litter in the common area, or disturb the water features in the courtyard.
13. No burglar alarm system shall be installed by Tenant without prior written consent of Landlord. If installed, Tenant shall provide instructions to Landlord on how to disarm such system.
14. If Tenant choose to install satellite TV system and Landlord has installed a master antenna system, then Tenant must use the master antenna system provided by Landlord at no additional cost to Tenant. However, compensation for interruption of service due to malfunction of the master antenna system shall be limited to the prorated monthly charges of the service provider based on the number of days of interruption. Interruption of more than 4 hours shall be considered one day.
15. Only Electric BBQ Grills are allowed. Propane tank grill are not allowed.
16. Tenant shall not solicit other tenants for any services or donations.
17. Tenant and their visitors should strictly observe these house rules particularly the NO SMOKING rules. Violators are subject to the following fines in addition to the cost of any remedial/cleaning actions:
  - a. First offense - \$100
  - b. Second offense - \$200
  - c. Subsequent offense – \$300 + possible termination of lease for breach of contract
18. Tenant shall not bring any devices into their units that does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which may interfere with TV or internet services.
19. The NO SMOKING rules also includes marijuana, and any electronic smoking devices using marijuana.
20. Growing of marijuana is prohibited.

I have received, read, and understood the House Rules and Regulations for The Pinedera.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Note: The House Rules are subject to modification during the lease term with 30 days notice.