

HIDDEN VILLAGE SQUARE APARTMENTS
2846 ELDORA DRIVE APT 2
TOLEDO, OH 43613
(419) 471-0030

RULES AND REGULATIONS

This agreement entered into this _____ day of _____, 2008 by and between JAKZ Properties LLC (referred to as "Owner") and _____ (referred to as "Resident").

The purpose of these Rules and Regulations (these "Rules") is to supplement the terms, covenants and provisions of the Apartment Lease Agreement (the "Lease") executed by Resident for the lease of apartment number _____ (the "Apartment") at the HIDDEN VILLAGE SQUARE APARTMENTS (the "Property"). In consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to the terms and provisions of these Rules.

GENERAL

1. New policies and rules or amendments to this document may be adopted by Owner upon thirty (30) days notice in writing to Resident.

NOISE AND CONDUCT

1. All musical instruments, television sets, stereos, radios, etc. are to be played at a volume which will not disturb other persons. Resident shall not make or allow any disturbing noises in the apartment by resident, family or guest.
2. Resident shall be responsible and liable for the conduct of his guests. Acts of guests in violation of this agreement or these rules and regulations may be deemed by Owner to be a breach by resident.
3. Resident must not wash or repair their vehicle on property .
4. Entrances, hallways, walks, lawns, and other public areas shall not be obstructed. No personal belongings may be placed in halls, stairways, or about the building. Recreational equipment and toys such as tricycles, scooters, wagons, etc. must be stored inside the apartment. The use of tricycles, skateboards, roller skates, scooters, etc. will not be permitted on community streets, walkways, or parking lots. Entry doors shall not be propped open by resident. NO LOITERING IS PERMITTED IN ANY OF THE COMMON AREAS OF THE APARTMENT COMPLEX. GATHERINGS SUCH AS COOK OUTS ARE TO BE HELD IN DESIGNATED AREAS ONLY> QUIET TIME OF 10:00 PM TO 9:00 AM WILL BE STRICTLY ENFORCED.
6. Resident shall not display any unsightly signs or markings in apartments.

CLEANLINESS AND TRASH

1. The apartment must be kept clean, sanitary and free from objectionable odor.
2. No littering of papers, cigarette butts, or trash is allowed. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
3. No goods or materials of any kind or description which are combustible or would increase fire risk shall be taken or placed in or near the apartment. LIVE HOLIDAY TREES ARE NOT PERMITTED IN APARTMENTS.
4. Garbage is to be placed inside the containers provided. Garbage should not be allowed to accumulate. Items too large to fit in trash containers should be disposed of by the Resident and SHOULD NEVER BE LEFT BESIDE THE TRASH CONTAINERS. A REMOVAL CHARGE WILL APPLY IF RESIDENT HAS LEFT TRASH OUTSIDE OF CONTAINER.

PERSONAL SAFETY

1. Security is the responsibility of each Resident and each guest. Owner and Owner's agent disclaim any implied or expressed warranties of security. Resident must take full responsibility for his/her own safety.
2. Resident shall always call the local law enforcement agency whenever Resident is in need of security

services; do not call the management office for this can only delay the response time. In an emergency, call "911".

3. Resident shall refrain from smoking in bed. SMOKING IN COMMON HALLWAYS OR LAUNDRY ROOMS IS STRICTLY FORBIDDEN. UNDER THE NEW OHIO LAWS YOU MUST BE AT LEAST 25 FEET FROM AN ENTRANCE TO SMOKE. PLEASE ABIDE BY OHIO LAWS.

4. Resident shall periodically check smoke detector for malfunctions or dead batteries. Resident should check door locks and window latches to be certain they are working properly.

5. If resident witnesses (or suspects) that a crime is occurring, resident must notify local law enforcement authorities.

MAINTENANCE, REPAIRS AND ALTERATIONS

1. No nails, screws, or adhesive hangers, except standard picture hooks, shade brackets and curtain rod brackets may be placed in walls, woodwork, or any part of apartment.

2. No alterations or improvements to the exterior or interior of the apartment shall be made by Resident without written permission of Owner.

3. Resident is prohibited from adding, changing or in any way altering the locks in the apartment without written permission of Owner.

PARKING

1. Resident agrees to abide by the parking regulations established by Owner. If Owner has designated parking spaces for Residents to park, or areas for bicycles, boats, trailers, campers or other vehicles. Resident agrees to park only in those spaces so designated. Non-operative vehicles are not permitted at the property. Any such non-operative vehicles are defined as vehicles which are inoperable due to flat tires or missing parts or which have an expired license or inspection sticker. Car are not to be backed into a spot anywhere on the property-cars can only be pulled into a spot and must be between the parking lines only. Any car taking two spots is illegally parked and subject to towing.

2. Resident shall ensure that designated fire zones or "No parking" areas remain clear of vehicles at all times.

3. In addition to the foregoing, Owner reserves the right to tow any vehicle in accordance to state statute.

MISCELLANEOUS

1. If a Resident desires to transfer from one apartment to another during his lease term, a new lease must be signed and a new security deposit and other fees must be paid. A \$200 transfer fee will be charged in addition to the Security Deposit.

2. Resident shall not have or keep water beds in the apartment without prior written permission from Owner.

3. All drapes and shades installed by Resident must be lined in white to present a uniformed appearance.

4. No animals, birds or pets of any kind shall be permitted in apartment.

5. AFTER HOUR'S LOCK OUT - If you are locked out after normal business hours there will be a \$30.00 lock out fee charged for maintenance personnel to come and let you into your apartment. This fee is due immediately and payable to the person unlocking you door. Cash only will be accepted.

THIS IS A BINDING LEGAL DOCUMENT, READ ENTIRE CONTRACT AND ANY ADDENDUMS BEFORE SIGNING.

RESIDENT OR RESIDENTS

OWNER, HIDDEN VILLAGE SQUARE
JAKZ PROPERTIES LLC
BY: _____