

## **The Woodlands Community Rules and Regulations**

Date: \_\_\_\_\_ Resident Name(s): \_\_\_\_\_ Unit: \_\_\_\_\_

Address: \_\_\_\_\_

### **Definition of Community Rules & Regulations**

As presently adopted, subsequently amended, or modified, these Woodlands Community Rules & Regulations are incorporated into the Rental Lease executed or renewed this date and apply to all residents, their family, and/or guests. Each Resident is responsible for ensuring that his/her family and guests know and follow the Woodlands Community Rules & Regulations. Management of The Woodlands Eastern Shawnee Elders Independent Living Complex shall be referred to as the "Department."

### **General Policies**

1. Entry areas, patios, and backyards are not storage areas. Areas visible to the outside must be kept neat and free of clutter: no trash, laundry, broken furniture, dead plants, empty boxes, storage items, or unsightly objects are allowed in these areas.
2. Common entrances, passageways, or driveways must not be obstructed or used by residents for any purpose, other than entrance and departure.
3. Garbage cans, household supplies, bottles and cans, and other similar articles shall not be placed outside the unit.
4. No part of the common areas will be used for commercial activities of any kind.
5. No structure of a temporary character, trailer, tent, shack, barn, or other building will be allowed in the common areas at any time.
6. Modifications to the unit or any common area are prohibited without the Department's prior written approval.
7. All maintenance requests must be submitted to the Department in writing.
8. Excessive noise is not allowed.
9. Quiet time begins at 10 pm.
10. Residents are responsible for the conduct of their guests who are expected to follow the Woodlands Community Rules & Regulations.
11. No alcoholic beverages are to be consumed in the common areas.
12. No resident shall cause or permit anything, including but not limited to, signs, awnings, canopies, shutters, radio or television antennas, satellite dishes, or air conditioners to be displayed or affixed to the unit unless allowed by written approval by the Department.
13. Nothing shall be done in any unit, or in common areas, which will impair the structural integrity of the building.
14. Barbeques are not allowed within 10 feet of the unit or combustible construction.

### Individual Units

1. No Venetian blinds, awnings, draw shades, or non-conforming curtains or drapes shall be installed on exterior windows without the written permission of the Department. This includes reflector shades, tin foil, etc.
2. No painting, staining, or papering shall be done without the prior written permission of the Department.
3. Picture hooks are to be used for hanging pictures, mirrors, or decorative items on the wall. Adhesive materials are not allowed.
4. Residents shall not conduct or permit the noisy use of any musical instrument, operation of radio/s (including vehicular stereo or radio), television, amplifier, or loud speakers in a manner which disturbs other residents.

### Pets

Pets are permitted and are subject to appropriate fees. A Pet Agreement must be completed and signed. Residents are responsible for any and all damage caused by their pet. Guests' pets are not allowed. The only pet allowed is the pet listed on your rental agreement.

### Trash Collection and Removal

1. All trash, garbage, and rubbish will be disposed of properly in approved receptacles and will not be stored in or around any unit.
2. All trash from your unit should be bagged, sealed or tied, and placed in a trash can.
3. Do not place any burning materials or hazardous chemicals in your trash can.
4. Do not place old furniture, broken toys, etc. outside for pick-up. Residents are responsible for the removal of such items.
5. All wet garbage must be wrapped.
6. Boxes must be crushed before being placed in trash cans.
7. The Department will pick up trash once a week. Residents are responsible for having their trash placed at the designated pick-up location on time each week.
8. Residents are encouraged to recycle at designated stations provided by the Department.

### Insurance

1. No resident shall keep or do anything in any unit or common area which will increase the rate of insurance on the building or contents beyond that customarily applicable for residential use.
2. No resident shall permit anything in any unit or common area which will result in the cancellation of insurance on any building, or its contents, or which would be in violation of any federal, state, tribal, county, or city regulatory authority.
3. The Department is not responsible for personal property left outside the unit.
4. **INSURANCE REMINDER:** The Department's building insurance does not cover the contents of your unit or personal liability. **Residents are required to maintain and provide proof of rental insurance for the duration of their tenancy.**

**Security**

Security is very important to all residents living at The Woodlands.

1. Should anything suspicious occur, report it to the police and the Department.
2. Use all locks on doors and windows.

**Enforcement**

All violations and complaints must be submitted to the Department in writing.

I have read, understand, and agree to comply with these Rules & Regulations, including any future changes of which I receive written notice.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date