

## **EXHIBIT A**

### **Rules and Regulations**

Owner hereby adopts the following rules and regulations for the purpose of promoting the convenience, safety, peace and welfare of the Lessee(s) in the Premises and the building, preserving the Owner's property from abusive use, and making a fair distribution of services and facilities held out for the Lessee(s) generally. Owner and Lessee agree and acknowledge that the following rules and regulations may be enforced as terms and conditions of the lease agreement.

1. The sidewalks, walkways and parking areas shall not be obstructed by Lessee, or used by Lessee for any purpose other than that of ingress and egress. Owner reserves the right to remove any and all obstructions or other objectionable items and nuisances.
2. No awnings, air conditioning units, or other fixtures shall be attached to the outside wall or the windowsills of the building, or otherwise affixed so as to project from the building. No signs or lettering shall be affixed by Lessee(s) to any part of the outside of the premises, or to any part of the inside of the premises, without the prior written consent of Owner.
3. Lessee shall not make, or permit to be made, any excessive, unnecessary, or unusually loud noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others. Radios, televisions, stereos, and any other noise-making device shall not be played at an unreasonable volume at any time, and shall not be played at a volume audible outside the Leased Premises between 11:00 p.m. and 9:00 a.m. Any citation by government officials for any person making an unlawful, loud or disturbing noise at the Premises shall be considered a violation of this lease. Owner may take the appropriate steps to terminate the lease agreement.
4. Owner acknowledges the right of Lessee to have guests at the Premises, including the right to have gatherings, parties or other celebrations. However, Lessee must ensure that good order prevails and that boisterous and criminal conduct is avoided. Lessee shall not infringe upon the rights of other tenants of the building, or occupants of neighboring properties, to the quiet enjoyment of their properties. Any citation by government officials for a disturbance, nuisance, or unlawful assembly related to such activities shall be considered a violation of this lease. A citation for such offense may give rise to an action by the Owner to terminate the lease agreement.
5. Lessee shall observe strict care not to leave their windows open when it rains or snows, and for any default thereof shall be responsible for any injuries or property damage sustained by Owner or other Lessee (s) of the building.
6. No painting, construction or other alterations shall be made to any part of the building or apartment without the prior written consent of Owner. No additional locks may be put on any door.
7. Lessee shall not remove mini-blinds or other window coverings from the windows.
8. Any citation by governmental officials for trash or other nuisance conditions shall be considered a violation of this lease. A citation for such offense may give rise to an action by the Owner to terminate the lease agreement. If a governmental agency abates the nuisance or trash condition, the costs therefor shall be paid by the Lessee(s).
9. Lessee shall make certain that their guests do not use the parking area, as all unauthorized vehicles are subject to being towed at Owner's discretion. Lessee further shall not block access to any stall in the parking lot. The parking lots shall not be used for long-term repair of vehicles. Repair that takes one day or less may be done in the parking lots. No inoperable vehicle shall be parked in the parking lots and may be towed by Owner at the vehicle owner's expense. The parking lots shall not be used for any storage other than motor vehicles. Parking on the property, outside of the parking lots, is strictly prohibited.
10. All exterior lights on the apartment building shall remain lighted during the nighttime hours.
11. If Lessee(s) lock themselves out of their apartment, then they are permitted to contact management to gain access to the property. Lessee(s) are responsible for all locksmith charges.

I have read these Rules and Regulations. I understand them do hereby agree to abide by them.

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LESSEE:

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LESSEE:

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LESSEE:

\_\_\_\_\_  
LESSEE: