

HERON COVE APARTMENTS, LLC

COMMUNITY POLICIES & RULES AND REGULATIONS

Residents, Guests or Invitees;

- 1) Shall not keep or allow pets or animals on the premises without Landlord's written approval. The Pet Addendum is part of your lease and will be filled out and signed by the Resident and Landlord. All pets are required to be on a leash when walked in the "Pet Walk" area. We adhere to a "pick-up" policy at time of deposit. Doggy Stations are available just inside the front gate on the left, in the south lawn area by the pond, behind Gazebo, near doggie walk and at end of Building 160. Your neighbor's front lawn, parking lot and the grassy area in front of gazebo are not considered pet areas. The weight limit is 25lbs.
- 2) Shall not keep any dangerous or flammable items on Heron Cove property that might increase the danger of fire or damage on the premises. Electric grills are permitted on the lanais. No gas or charcoal grills to be used on lanai's. There are charcoal grills available at the gazebo located at the north end of the property.
- 3) Shall not create any environmental hazards on Heron Cove property.
- 4) Shall not disturb the peaceful and quiet enjoyment of any other Residents, Guests, or Invitees. Residents are responsible for the conduct, safety, and supervision of all Invitees and Guests.
- 5) Shall not destroy, deface, damage, impair or remove any part of the premises belonging to Heron Cove. Cost of repair and or replacement will be charged to the Resident found responsible for damage.
- 6) Shall not make any alterations or changes to Heron Cove property without first obtaining written consent from Heron Cove.
- 7) Shall comply with all obligations imposed by applicable building, housing, and health codes.
- 8) Shall not exceed 5 miles per hour and obey all traffic signs.
- 9) Shall remove all garbage from the dwelling unit in a clean and sanitary manner. All garbage must be placed in and secured in a garbage bag before dumping. All moving boxes must be broken down before placing in the recycle bins. Garbage pick-up and recycling pick-up are on Friday.
- 10) Shall use and operate in a reasonable manner all appliances and property of Heron Cove applicable to each unit. Heron Cove will not be responsible for any maintenance condition created or caused by neglect from the Resident, Guests, or Invitees. The Resident will be responsible for any maintenance bill caused from neglect or misuse.

Tenant's Initials _____ Tenant's Initials _____ Tenant's Initials _____
Landlord's Initials _____

- 11) Locks and Keys are considered an emergency. Notify us immediately of any problem. There will be a charge to replace a key.
- 12) Shall understand that motorcycles and other vehicles must be muffled so not to disturb the peaceful and quiet enjoyment of other Residents, Guests, or Invitees of Heron Cove.
- 13) Shall understand Resident is limited to a maximum of two vehicles per apartment. Any additional vehicle must be approved by Heron Cove. We provide one designated parking space for each unit. Please use your designated parking space leaving the extra guest parking available for second cars and Guests. Your vehicle shall be currently registered and tagged. Your vehicle must be operable and shall not leak engine fluids. Your vehicle must not be an eyesore. Any damage caused to Heron Cove property by a vehicle owned by a Resident, Invitee, or Guest will be assessed and charged to the Resident. If any unauthorized vehicle occupies another Resident's designated parking space they will be asked to move immediately. All vehicles of Residents and any guest staying longer than two nights must register with the office.
- 14) Shall not openly brandish any weapon.
- 15) Shall not misrepresent any material fact to Heron Cove Staff.
- 16) Shall not sublease or sublet any Heron Cove unit.
- 17) Shall understand that Heron Cove will consider no oral agreement of any kind valid. All requests and agreements must be in writing.
- 18) Shall acknowledge that Guests or Invitees of any Heron Cove Resident are the sole responsibility of that Resident. The Resident is responsible for the conduct, safety, and supervision of all of Resident's Invitees and Guests, and shall not disturb the peaceful and quiet enjoyment of other Residents.
- 19) Shall acknowledge Resident is allowed to have Guests. The duration of their stay is limited to two (2) weeks. After that time written permission is required of Heron Cove Management. Guests and Invitees of a Resident must adhere to the Policies and Rules and Regulations. If not, they will be asked to leave. GUESTS STAYING MORE THEN TWO NIGHTS MUST REGISTER THEIR CAR WITH THE OFFICE.
- 20) Shall understand that no commercial vehicles, motor homes, trailers, boats, or trucks over one ton will be permitted on Heron Cove property.
- 21) Shall understand that no outside storage on patios or anywhere else on Heron Cove property is allowed or provided. Keep your lanai free of debris and garbage which may draw pests. No clothes' drying is permitted in the lanai.
- 22) Landlord will see that Tenant's A/C unit is serviced at least once a year. This service will be checking AMP Draws, Refrigerant Pressures, Lube what can be Lubed, and Clean Evaporator and Condensing Coils. It will be the Tenant's responsibility to replace the A/C filter monthly or at least every three (3) months, depending on the type of filter being

Tenant's Initials _____ Tenant's Initials _____ Tenant's Initials _____
Landlord's Initials _____

used. If the Tenant(s) has/have pets, Tenant will need to replace the filter more often. If Tenant's A/C filter isn't replaced with a clean filter as previously stated, Tenant is not using or operating the A/C unit in a reasonable manner and Tenant could be responsible for any maintenance expense that was caused by a dirty A/C filter.

By Tenant's Initial for this Rule# "22)", Tenant acknowledges that Landlord can inspect, check Tenant's A/C filter every 3 months. Landlord will provide at least 24hrs notice for said A/C filter inspection.

Tenant's Initial for Rule# "22)" _____

- 23) Shall understand that Resident, his heirs, Invitees, or Guests who create a health or safety hazard of any kind for Heron Cove or other Residents will result in the Resident being declared at default of their Lease.
- 24) Shall understand that drunk and disorderly conduct, either by alcohol, drugs, or violent temper will result in the Resident being declared at default of their Lease.
- 25) Shall understand that conviction for possession of any illegal items or substance on Heron Cove property or illegal activities on Heron Cove property will result in the Resident being declared in default of their Lease.
- 26) No roller-blading, skateboarding, or two-wheel bicycling on sidewalks, in the pool area, tennis courts, gazebo or NEAR THE PARKED VEHICLES OF RESIDENTS.
- 27) Tennis court area is to be used for those playing tennis or basketball. There will be no hanging or bouncing on the nets. After night usage, please turn off the lights.
- 28) For the safety of the children, the parking lots shall not be used as a play area. The lawn area by the gazebo would be safer. All bikes and play equipment must be put in the bike rack area after use. No bike or play equipment is to block anyone's entryway, sidewalk or designated parking space.
- 29) Shall understand that all "ball play" is to be on the lawn area by the Gazebo.
- 30) Shall understand that an adult must accompany all children under the age of 12 within the pool facility. No horseplay, screaming, or running around the pool. Only "pool items" are allowed in the pool area, no hard balls or metal items are permitted. Swim at your own risk NO LIFEGUARD ON DUTY.
- 31) a). Shall understand that "Maintenance Requests" are to be called in to the office. A "Request" is filled out and assigned to the Maintenance Department. "For major Emergencies Only" outside of regular office hours; Contact: Steve Ellis at 350-7867.

b). Shall understand that any and all work is to be done by a representative approved by the Owner of Heron Cove. If other than an approved representative does any work for a Tenant, the Tenant (s) is responsible for all charges for work done. Approval by Owner must be in writing.
- 32) Please be considerate of your neighbors. Residents are requested to control the volume

Tenant's Initials _____ Tenant's Initials _____ Tenant's Initials _____
Landlord's Initials _____

of stereo's, TV's, and musical devices within the apartment to the extent they do not disturb the other Residents. Noisy or disorderly conduct will not be permitted.

- 33) Shall not have external antennas.
- 34) Tenant (s) shall notify the Owner or Agent in writing of plumbing leaks and/or moisture accumulation. Failure by Tenant (s) to notify Owner or Agent of plumbing leaks and/or moisture accumulation will result in Tenant (s) being held responsible for property damage to the dwelling and any health problem that may result. Tenant (s) shall hold Owner and Agent harmless for damage or injury to any person or property as a result of Tenant (s) failure to comply with the terms of this provision.
- 35) Heron Cove supplies the connections for a clothes washer and clothes dryer. Heron Cove will provide burst proof washing machine supply hoses. It shall be the responsibility of the tenant to maintain proper non-leaking water connections from the water supply. It shall also be the responsibility of the tenant to properly and adequately clean the dryer's filter. Failure to properly and adequately clean the dryer's filter will cause the vent tube to plug. If dryer vent tube becomes plugged, cost of clearing dryer Tube shall be tenant's responsibility.
- 36) No Tenant shall smoke, nor permit anyone to smoke, in the Tenant's apartment. Smoking shall be prohibited on stairways, patios, screen rooms, exterior landings, parking areas, driveways, & walkways.
- 37) No personal Grills, propane or charcoal are permitted to be used on Heron Cove property. The Gazebo has charcoal grills that are for the tenants use.
- 38) Heron Cove's insurance only covers Heron Cove's property. Renter's insurance is recommended with minimum liability coverage of \$100,000 but is not required as a condition of residency at Heron Cove. Personal property coverage is not required, but recommended.
- 39) Heron Cove will make sure that all light bulbs work, stove drip pans are new; window mini-blinds are like new and provide new toilet seats for both bathrooms. It will be the Tenant's responsibility to replace the following when needed during the Tenant's Lease term(s): light bulbs, stove drip pans, window mini-blinds and toilet seats. (If Tenant need to replace any mini-blind, Heron Cove can sell you a replacement.)

SIGNED _____
Steven Ellis / Manager of Heron Cove Apartments, LLC

DATE: _____.

SIGNED _____

DATE: _____.

SIGNED _____

DATE _____

Tenant's Initials _____ Tenant's Initials _____ Tenant's Initials _____
Landlord's Initials _____