



314 Oak St. Hood River, OR 97058
(541)386-2266
propertymanagement@gorge.net

Rule 1: Smoke Detectors: Tenants are responsible for replacement of smoke detector batteries and testing all smoke detectors at least very six (6) months and must report in writing if any detector is not working. Disabling a smoke detector is considered a reckless and dangerous action. There will be a \$250 fine for disabling or removing a smoke detector the first time it is discovered. Any subsequent tampering, disabling, or removing of any smoke detector, fire extinguisher, or other fire prevention device will result in immediate termination of tenancy.

Rule 2 Noise: Tenants are entitled to quiet enjoyment of the premises. All city and county noise ordinances are to be obeyed. In addition, any noise or sound that disturbs the quiet enjoyment of neighbors or other Tenants may be considered a lease violation. Music instruments, stereos, TVs, amplifiers, etc. shall be operated at levels that do not disturb the quiet enjoyment of neighbors or other Tenants at any hour, but particularly before 7am and after 10pm.

Rule 3 Parking: Automobiles are to be parked in designated spaces only. If no space is designated, autos should be parked in an orderly manner which allows for a fire lane around the unit and must not obstruct other Tenants, mail delivery, garbage pick-up, etc. Tenants or their guests are not to block shared driveways, even momentarily, for any reason whatsoever. **No parking on grass or areas other than designated parking areas. Illegally parked cars will be towed at vehicle owners' expense.**

Rule 4 Vehicle Storage: Only vehicles listed on the lease agreement or rental application which are in operable condition and used as a primary means of transportation may be parked on the premises. If Tenant acquires a new motor vehicle the make, model and license number must be registered with Landlord. Tenants may not store vehicles of any kind on the premises, even temporarily. Tenants may not store non-working vehicles or auto parts on the premises. This includes ATV's and motorcycles. Snow tires are accepted.

Rule 5 Outdoor Storage: Decks and porches are to be kept free of trash and debris. Decks and porches may not be used as storage areas. Only furniture designed for outdoor use as patio furniture may be kept on porches or decks.

Rule 6 Trash/Recycling: Household trash and/or recyclable materials are to be disposed of in receptacles provided by trash and /or recycling company or by the owner. Tenants, including all household members and guests, agree not to litter on the property. Tenants must immediately dispose of any junk, discarded furniture or household items, auto parts, tires, batteries, etc. at proper disposal facilities, and **not** in trash receptacles.

Rule 7 Alterations: Alterations to property, including paint and mounting of exterior antennas, may not be performed without prior written approval of John L. Scott Property Management.

**APPLICANT ACKNOWLEDGES RECEIPT OF THESE RULES PRIOR TO
SIGNING THE LEASE.**