



RULES & REGULATIONS

EFFECTIVE FEBRUARY 1, 2026

Olympus Properties, LLC (“Olympus”) maintains and enforces the following Rules and Regulations to protect all residents’ enjoyment of the properties. Resident will be held liable for the actions of their guests, and any other person on the Premises due to Resident’s occupancy.

Olympus reserves the right to update and revise the following Rules and Regulations at any time, and Resident must comply with the most current Rules and Regulations as posted on Olympus’ website:

OlyProp.com.

Olympus encourages Resident to become familiar with the following Rules and Regulations and associated charges. Violation of the following Rules and Regulations is considered a breach of the Resident’s Lease. When in doubt, Resident should remember to respect other residents’ enjoyment of the properties.

CURRENT TABLE OF CHARGES:

KEYS

\$15.00	Mailbox Key Replacement
\$25.00	Recycling Key Replacement
\$35.00	Apartment Key Replacement
\$35.00	Key Fob Replacement – Moonburn Only
\$50.00	Entry Key Replacement
\$75.00	Intellikey Replacement – Mercury Only
Varies	Re-Keying (Changing Lock) Charge – time and material

LOCK OUTS

Free	Monday through Friday - 9 a.m. to 4 p.m.
\$126.00	Monday through Friday - 4 p.m. to 9 p.m.
\$126.00	Saturday and Sunday - 9 a.m. to 9 p.m.
\$252.00	All Days - 9 p.m. to 9 a.m.
\$252.00	Holidays

MAINTENANCE

\$84.00	Business Hours – hourly charge
\$126.00	After Hours – hourly charge – minimum 2 hours
Varies	Damages, Repairs, Requests – time and material
Free	Changing a Light Bulb – Inaccessible to Resident
Varies	Removal of Personal Belongings – hourly charge
Varies	Trash Removal – hourly charge

EMERGENCY EXIT

\$150.00	Incident occurs during office hours
\$300.00	Incident occurs outside of office hours

PARKING

\$35.00	Replacement Hangtag – During or End of Lease
\$75.00	Garage Door Opener Replacement – During or End of Lease

LEASING

\$40.00	Application Fee
\$150.00	Lease Modification Fee
\$200.00	Sublease Fee per Addendum
\$300.00	Unauthorized Sublease Fee

ACCOUNTING AND RESEARCH

Free	Ledger copy provided free of charge
\$30.00	NSF/Returned Check
\$50.00	Administrative Fee per utility bill for utilities not transferred as per the Lease
\$50.00	Ledger Research Fee – hourly charge – billed in one hour increments
\$105.00	Video Surveillance Research – hourly charge
\$115.00	Research Fee – Management Time – hourly charge

MISCELLANEOUS

\$100.00	Tampering with or Disabling a Smoke Detector
\$100.00	Kegs/Beer Pong Violation
\$100.00	Grill or Outdoor Fire Violation
\$100.00	Pool Violation
\$150.00	Noise Complaint
\$150.00	Tire Tracks on Lawn
\$200.00	Smoking Violation
\$300.00	Climbing on a Roof
\$300.00	Animal Violation
\$300.00	Occupancy Violation
\$300.00	Tampering with Security Cameras
\$300.00	Tampering with Alarm System
\$300.00	Tampering with Elevator

SMOKING:

Olympus manages smoke-free properties for the benefit of Resident, other tenants in the building, and property owners. The use of an electronic smoking or vaping device which creates an aerosol or vapor, in any manner or in any form is further prohibited. Resident will be charged a Smoking Violation charge for each violation of this policy, in addition to all other available remedies, including eviction and financial liability for repair and replacement of any damages to the Premises, other rental unit(s), common areas, or other property or physical injury. Further, Resident will be charged for the additional cleaning, priming and painting, and deodorizing required to bring the Premises back to non-smoking status and make the Premises suitable for the next occupants. Resident may also be charged for the costs of relocating the next occupant at the cost of Resident. Multiple violations will result in multiple charges.

Cigarette Butts: A trash removal fee will be assessed for cigarette butts littering the exterior of Resident's Premises or the building where the Premises are located.

PETS/ANIMALS:

Absolutely no animals will be permitted in the Premises, even temporarily, unless Olympus gives specific, prior written approval. This includes all animals, birds, reptiles, guinea pigs, hamsters, rats, fish or other pets. Resident will be charged an Animal Violation charge for each violation of this policy, in addition to all other available remedies, including eviction and financial liability for repair and replacement of any damages to the Premises, common areas, or other property or physical injury. Resident will further be responsible for all charges for the additional cleaning and deodorizing required to bring the Premises back to non-animal status and make the Premises suitable for the next occupants, or to any damages caused by Resident. If necessary, Olympus will employ the services of a professional exterminator, whose fees will be assessed to Resident.

If advanced written approval is granted by Olympus for any animal, an Addendum must be signed and added to the Lease for each animal and any applicable deposits and additional monthly rent must be paid. Proof of vaccinations and spaying/neutering must be submitted for each animal.

Removal of Unapproved Animals: Upon discovery, the animal must be removed from the Premises within three days and an inspection will be conducted to verify its absence.

PARTIES/NOISE:

All parties or other social functions in or around the Premises must conform to the Lease, including the requirement that noise not disturb neighbors. Resident shall not display signs or take any other action that would encourage vehicles to honk when passing by. If the police issue a citation or Olympus receives a noise complaint due to Resident, Olympus shall assess a Noise Complaint charge in addition to any fines assessed by the City of Bloomington. Alternatively, if your neighbors are disturbing you, please call 812-339-4477 (Quiet Nights) to report the disturbance.

MAINTENANCE:

Maintenance calls required for issues caused by Resident or Resident's guests are subject to a Business Hours hourly charge or an After Hours hourly charge, in addition to the cost of materials provided by Olympus. Resident will be charged a **minimum of two hours for After Hours** maintenance calls due to the extra travel time and other expenses incurred by Olympus' maintenance employees to respond to these calls.

Garbage Disposals: Only small amounts of soft, biodegradable food garbage may safely be put into the garbage disposals. Do not put bones, grease, coffee grounds, celery stalks, onion skins, banana or potato peels, pits or other fibrous waste in the disposal. COLD water must be running when the disposal is turned on, and we suggest you leave it running for at least 15 seconds after the disposal has been turned off. **Resident will be charged for all clogs requiring maintenance assistance.**

Toilets: Please plunge the toilet before calling Maintenance. Do not flush feminine hygiene products or wipes (including "flushable" wipes) into the system. If the toilet is running or overflowing, please shut off the water valve at the base of the toilet and call Maintenance immediately. Failure to report could lead to excessive damages and/or water charges billed to Resident. **Resident will be charged for all clogs requiring maintenance assistance.**

Bidets: Resident shall not install bidet attachments without first obtaining the written consent of Olympus.

TRASH AND CLEANING:

Resident must keep the exterior and common areas free from trash and recycling. All trash must be placed within dumpsters or other areas designated by Olympus or the City of Bloomington.

Resident must keep the interior of the Premises in a clean, sightly and sanitary condition and free from the accumulation of trash and recycling.

Olympus reserves the right to clean or remove trash/recycling from the exterior, common areas and/or interior of the Premises at Residents' expense in accordance with the current maintenance rates listed above. If necessary, Olympus will employ the services of a professional cleaner, exterminator or other professional, which fees will be assessed to Resident. Resident may also be subject to citations from the City of Bloomington for excessive trash buildup.

KEYS & LOCKS:

Olympus retains a key to the Premises. Do not alter any lock or install a new lock or knocker on any door of the Premises without the written consent of Olympus. If a lock is altered or changed without permission, Resident will be charged all costs associated with restoring the lock to an Olympus lock, including the cost of a new lock, keys, and a one hour minimum hourly maintenance charge. When

consent is given, Resident must provide Olympus with a key pursuant to the Olympus' right of access to the Premises. Lost or unreturned keys shall be charged replacement fees as set forth on the current table of charges.

LOCK-OUTS:

Please keep your keys with you to avoid a lock-out charge. A lock-out charge is assessed on the basis of the time of day you need re-entry as set forth in the current table of charges.

SMOKE DETECTORS:

Resident must ensure smoke detectors are functional and not disabled. Resident is required to maintain and test all smoke detectors at least one (1) time every six (6) months and to replace batteries when needed. Resident shall immediately report any broken or malfunctioning smoke detectors to Olympus. Resident shall not remove, disable or tamper with smoke detectors, including removing the batteries, in the Premises and/or common areas. A charge for Tampering with or Disabling a Smoke Detector will be assessed to Resident for any instance of disabling, damaging, disassembling or removing a smoke detector or its batteries at the Premises, along with charges for any necessary repairs or replacements. If more than one violation is observed, Olympus will seek eviction. No charge will be assessed for malfunctioning equipment that is timely reported to Olympus.

EMERGENCY EXITS:

Emergency exits may be used only in event of an emergency. The improper use of an emergency exit by Resident and/or Resident's guest will result in an Emergency Exit charge on the basis of the time the incident occurs.

ALARM SYSTEMS:

Resident must not intentionally engage during a non-emergency, remove, disable, obstruct, damage, or tamper with any alarm system on the building's property. Violation of this clause is a breach of the Lease and will result in a Tampering with Alarm System charge per occurrence, in addition to repair or replacement costs and other remedies available under the Lease.

ELEVATORS:

Resident shall not misuse any elevator on the building property, including jumping, overloading, activating an emergency call in a non-emergency, blocking the doors from closing, and using the elevator in any other manner than its intended use. Violation of this clause is a breach of the Lease and will result in a Tampering with Elevator charge per occurrence, in addition to repair or replacement costs and other remedies available under the Lease.

EXTERIOR AND COMMON AREAS:

Help us keep the grounds looking well maintained. The trees, shrubbery, and other landscape features are a valuable part of the Premises. Report problems to Olympus. Resident is liable for damages to the common areas and landscaping for which Resident and/or their guests (or others on or near the Premises as a result of Resident's occupancy) are responsible. Resident will be assessed a charge for Tire Tracks on Lawn for any tire tracks on grass or lawn that require re-seeding, in addition to all other available remedies, including eviction and financial liability for repair and replacement of any damages.

Please keep the common areas neat. Do not prop entry doors open. Common areas must be free of obstructions such as bicycles, motorcycles, mopeds, garbage/trash, recycling, and personal property. Resident is liable for all damages to the Premises, common areas, and building, including damages caused by the moving or carrying of articles.

No couches or other upholstered furniture on porches, patios, decks, lawns, or other outdoor areas. Only patio or suitable outdoor furniture may be used outside the Premises.

MOVING AND STORAGE OF PERSONAL PROPERTY:

Leaving or storing personal property in the exterior or common areas of the Premises is prohibited. Olympus reserves the right to remove any such property, which will be deemed to have been abandoned, without notice. Resident will pay all moving and storage fees associated with the removal of such

property. Any Resident who does leave or store property in common areas that causes injury will be liable for such injuries.

OCCUPANCY & MAXIMUM NUMBER OF GUESTS:

No individuals other than those named as Resident in the Lease shall be permitted to occupy, reside, or live in the Premises. The maximum number of guests in the Premises or common areas shall never exceed three times the number of residents listed in the Lease. Any violation of this policy is a breach of this Lease and will result in an Occupancy Violation charge per occurrence, in addition to all other available remedies, including eviction. Resident may also be subject to citations and fines from the City of Bloomington for occupancy violations, regardless of whether such fines are assessed to Resident, Olympus, or the owner of the Premises.

PAINT/CARPET CLEANING:

Wall or paint damage will be repaired and billed to Resident. Do not paint or repair any walls. Olympus reserves the right to select painters and repair companies. Resident will be charged for professionally cleaning the carpet upon move-out.

PHONES/CABLE:

Phone lines and jacks are “as is” in the Premises. Resident must obtain approval from Olympus before Resident orders any Internet, television, phone or other services requiring outlets, lines or jacks to be installed within the Premises. Resident shall be responsible for any cost or expense associated with the installation of the lines or jacks.

SIGNAGE/ANTENNAE/DISHES:

Please do not post, affix, paint, inscribe or display any banner, sign, advertisement, notice or other lettering on or inside the Premises without the prior written consent of Olympus. Do not hang anything out windows or place anything on exterior windowsills. Resident may not erect radio or television aerials, wires or dishes without prior written consent of Olympus. Any dish may not exceed one meter in diameter. Dishes and antennas may not be installed on any of the common areas of the building, nor may they extend beyond any balcony or patio area. If installation of a dish or antenna is approved, Resident shall not drill holes through the balcony or patio floor or exterior walls or cause any other damages to the Premises or building.

KEGS/BEER PONG:

Kegs and beer pong tables are not permitted at apartments or townhouses. For houses, kegs and beer pong tables are permitted on a temporary basis if kept in the backyard or on a porch or deck not visible from the street. Plastic tubs must be used for kegs. Resident will be charged a Kegs/Beer Pong Violation charge for each violation of this policy, in addition to all other available remedies, including eviction, and financial liability for repair and replacement of any damages to the Premises, common areas, or other property or physical injury. Damaged floors or carpet resulting from violation of this rule will be repaired or replaced at Resident’s expense, without depreciation. Damage caused by beer pong or kegs is not ordinary wear and tear.

ROOFTOPS:

No one is permitted on the roof of the Premises at any time – there is a Climbing on a Roof charge for this violation.

TELEVISION WALL MOUNTS:

Resident must obtain Olympus’ permission prior to mounting any television to a wall. To insure proper installation, Olympus highly recommends that all televisions are professionally mounted, especially large televisions (42” and higher). Olympus reserves the right to inspect any wall-mounted television for proper installation and require the television to be remounted if necessary. Televisions must be mounted to framed walls only, i.e., no mounting is permitted on walls made of brick, block, etc. Cables and electrical lines must run on the outside of the wall. Resident is responsible for all damages resulting from the installation or removal of a wall mount.

GRILLS AND OUTDOOR FIRES:

Resident must not store nor use any gas or charcoal grill, nor any other open flame cooking or heating device, in the Premises or on any balcony, porch, deck, common area, or within ten feet of any building. No outdoor fires, whether or not contained in a fire pit, are allowed on or around the Premises or common areas. Resident shall defend, indemnify and save harmless Olympus and Owners from and against any claim, liability or judgment, including attorney fees and defense costs, for any loss arising out of the use of a grill or fire pit or outdoor fire, and from any fine or penalty imposed by any civil agency or court because of such use. Violation of this clause is a breach of the Lease and will result in a Grill or Outdoor Fire Violation charge per occurrence, in addition to the other remedies available under the Lease, including eviction and financial liability for repair and replacement of any damages..

POOLS/HOT TUBS:

Resident shall not install, place, or use any swimming pool or hot tub on or around the Premises (including but not limited to any balcony, porch, or deck) or common area. Resident shall defend, indemnify and save harmless Olympus and Owners from and against any claim, liability or judgment, including attorney fees and defense costs, for any loss arising out of the placement or use of any such pool or hot tub on the Premises, and from any fine or penalty imposed by any civil agency or court because of the placement or use of such a pool or hot tub. Violation of this clause is a breach of the Lease and will result in a Pool Violation charge per occurrence, in addition to the other remedies available under the Lease, including eviction and financial liability for repair and replacement of any damages..

SECURITY CAMERAS:

Resident agrees not to intentionally remove, disable, obstruct, damage, alter the view of, or tamper with security cameras on the building's property. Violation of this clause is a breach of the Lease and will result in a Tampering with Security Cameras charge per occurrence, in addition to repair or replacement costs and other remedies available under the Lease.

PARKING:

Parking is permitted in designated parking areas only. Inoperable or abandoned vehicles or vehicles with expired license plates shall not be parked in the designated parking areas and will be towed at Resident's expense. No vehicle repairs shall be performed in the leased space or in the leased area.

Resident will not park or permit guests to park in reserved parking spaces.

Resident is cautioned to lock their vehicles and secure valuable items out of sight. Olympus is not and shall not be responsible or liable for vandalism to vehicles, theft of vehicles, or theft of anything in or on vehicles. Olympus is not and shall not be responsible or liable for accidents or damage involving Resident's vehicle or other vehicles, or harm or damage to Resident, passengers, or pedestrians. Resident is responsible to report unauthorized use of the designated parking areas to Olympus or any towing company authorized by Olympus, and Olympus will make arrangements to tow unauthorized vehicles when necessary.

Parking expenses for Resident of downtown properties are not included in monthly rental installments or handled by Olympus. If Resident desires parking from the City of Bloomington, where applicable, Resident is solely responsible for obtaining the same, and all costs incurred. Olympus does not make any representations regarding City of Bloomington parking rates, regulations, or availability.

ACCOUNTING AND RESEARCH:

A ledger is available on Olympus' online portal for Resident's convenience; however, there is a minimum Ledger Research Fee charge for ledger research and analysis, billed in one hour increments.

Utilities must be transferred as per the Lease. Failure to transfer service will result in an Administrative Fee per utility bill, in addition to all available remedies under the Lease, including eviction.

In the event Olympus deems it necessary to review video surveillance records due to actions of the Resident or their guests, Resident will be charged a Video Surveillance Research charge per hour for all time required to access, review, and research the content of the video surveillance tapes.

If additional management time is necessary to conduct an investigation of any incident(s) and assess damages due to actions of the Resident or their guests, Resident will be charged a Research Fee for Management Time per hour for all time required.

SUBLEASING:

If Resident wishes to sublease the Premises and Olympus gives written consent, then Resident must pay a Sublease Fee per addendum in addition to the other terms and conditions under the Lease. Resident will be charged the Sublease Fee each time a sublease addendum is executed. Multiple sublease addenda will result in multiple fees. Resident will be charged an Unauthorized Sublease Fee for each sublease discovered in violation of this provision. Olympus' assessment of violation fee does not waive any provision of the Lease, including the requirement that subtenant must qualify through Olympus' normal application screening process, including credit, criminal and background checks and sign the Olympus approved sublease forms. If subtenant does not pass Olympus' application process, Olympus reserves the right to exercise all available remedies, including eviction.

By signing below, Resident acknowledges that they have read Olympus Properties, LLC's Rules and Regulations and agree to abide by the same. Resident further acknowledges that Olympus is permitted to update its Rules and Regulations from time to time and a copy of the current Rules and Regulations can be found at Olympus' website: OlyProp.com.

AGREED AND ACCEPTED:

Resident:

_____ Signature	_____ Printed Name	_____ Date

OLYMPUS:

MANAGER
Olympus Properties, LLC
2620 N Walnut Street, Suite 1000
Bloomington, IN 47404

DATE