

ROCK CREEK PALISADES
RULES AND REGULATIONS
May 1, 2026

1. Our hardwood floors are one of our largest amenities. As such, tenants must take care of the hardwood floors. Only cleaning solutions certified for use on hardwood floors must be used. Damages to floors will be charged to the Tenants.
2. Garbage, trash, play pens, bicycles, motorcycles, motor bikes, baby carriages, folding chairs, and other articles of any kind shall not be placed on the Landlord's property outside the patios. The following items are not allowed on the patios: lawn-mowing equipment, furniture not patio designed outdoor furniture, motorcycles, or flammable materials such as gas grills and gas products.
3. Tenants should not permit children to play in parking areas or drive lanes. Children may play in grassy common areas throughout the community while under appropriate supervision.
4. Trash and garbage shall be placed in proper receptacles with tight-fitting covers and kept on the patios until designated trash collection days. Proper receptacles are to be obtained by the Resident.
5. No Resident shall place or permit to be placed or maintained any sign or any advertising matter or device in any window or the Premises or elsewhere in or upon Landlord's property. No Resident shall place or permit to be placed or maintained any awning, screen, shade, or blind in or at any window of the Premises without prior written permission of Landlord. No Resident shall fasten or hang anything on the fences.
6. Patios are **not** to be used for storage other than patio furniture. Nothing shall be placed that can be seen from above the fence line.
7. Tenants shall keep the townhome in good, clean, and sanitary condition. Clothing, rugs, or other articles shall not be placed at any window of the townhome and shall not be shaken, hung, or cleaned anywhere outside the townhome except in such places, if any, as shall be designated by Landlord for the purpose. Nothing shall be placed outside or upon any windowsill or thrown or dropped from any window.
8. Tenants understand that kerosene heaters are prohibited.
9. Tenants understand waterbeds are not permitted.
10. All vehicles must have valid and current parking stickers, or they will be towed away at the Resident's expense. There will be one *marked* parking space assigned to each townhome. All other vehicles are to park in unmarked space. Parking lots shall be used for the parking of non-commercial (personal) motor vehicles only. Motorcycles and other motor vehicles shall not be parked in any other area. Unlicensed, inoperative, or undrivable, and invalidly tagged cars and motorcycles will be removed from the premises at the vehicle Owner's expense. **The use of parking lots to make mechanical repairs to vehicles**, to store vehicles or to wash cars is prohibited. Campers, trailers, boats, trucks (except pick-ups), or similar vehicles shall not be parked or placed on the property without Landlord's prior written consent. **Work vehicles must be parked in the lower rear parking lot (without exception). This commercial parking lot has separate agreements and associated fees.**
11. No awning or other projections shall be attached to the outside walls of the building without the prior written consent of the Landlord.
12. The Resident will cover all windows and patio doors with draperies of a white or off-white color within thirty (30) days of taking residence. Should the Resident decide to install draperies of another color, they agree to provide a white or off-white lining on the side next to the window.
13. Tenants must furnish their own electric light bulbs, filters, and batteries for smoke detectors. Note: Smoke detectors may not be removed, disabled, or disconnected. Doing so represents a serious violation of county

regulations and poses a safety risk.

14. Tenants shall **not** keep flammable materials or paint on the Premises or in any storage areas.
15. The use of charcoal burning, other fuel burning or electric cooking equipment outside of any townhome shall be prohibited unless such cooking equipment is at least fifteen (15) feet from every part of the building per Montgomery County Fire Rules: <https://www.montgomerycountymd.gov/mcfrs-info/tips/citizens/grill.html>
16. No adhesive hanger, sticker, mirror, etc. are to be used on the walls. Picture hooks and nails are permitted.
17. No decals shall be put on any doors, windows, or bathtubs. Bathtubs and/or shower walls may have been resurfaced; therefore, **non-abrasive cleaners are to be used to clean these surfaces, i.e., Soft Scrub and such liquid cleansers.**
18. The Resident shall be responsible for any damage to any townhome adjacent to the Premises caused by overflow from plumbing or from any other negligent acts on the part of the Resident or the Resident's family.
19. Units must be returned in substantially the same condition in which they were received, reasonable wear and tear excepted.
20. Fish tanks are not to exceed 20 gallons.
21. Satellite dishes or antennas may not be installed on roofs, exterior walls, or common areas without prior written approval from Landlord and must comply with applicable FCC regulations.
22. No individual wading/swimming pool shall be erected by the Resident on the Premises at any time. Use of water on or from the Premises for the washing of cars is prohibited. Garden Hoses are not to be used by the Resident on the Premises.
23. No resident shall make or permit any disturbing noises in the building by the Resident or the Resident's family, nor permit anything by such persons that will interfere with the rights, comforts, or convenience of other Tenants. Because noise levels vary, all Tenants must be courteous to their neighbors. Quiet hours are 10:00 PM – 7:00 AM
24. The Resident shall not dig up any part of the lawn areas nor plant any form of shrub, trees, vines, flowers, or garden without Landlord's prior written approval.
25. It is the parents' responsibility to have their children abide by the rules and regulations and the Lease.
26. Resident shall not install any additional locks or have any locks changed without first obtaining Landlord's prior written approval, and if such approval is granted, Resident must present Landlord with a copy of all keys needed to enter the Resident's townhome.
27. Smoking is strictly prohibited inside all units. Although marijuana is legal in Maryland for adults age 21 and older. Tenants must ensure that their use does not create odors, smoke migration, disturbances, or nuisances affecting neighboring Tenants or common areas.
28. Lock out fees are as follows:
 - Monday–Friday, 8:00 a.m.–4:00 p.m.: No charge
 - Monday–Friday, 5:00 p.m.–11:00 p.m.: \$125
 - Monday–Friday, 11:00 p.m.–8:00 a.m., and all weekends/holidays: \$175 C.O.D