

## COMMUNITY RULES AND REGULATIONS

The following rules and regulations have been adopted by Management in order to promote the convenience, and welfare of all residents; to preserve and protect the owner's property; and to make a fair distribution of services and facilities. These rules and regulations constitute a part of the Rental Agreement. The Management Company reserves the right to amend these rules and regulations upon issuing a thirty (30) day notice of said intent.

1. Maintenance is a priority in our community! Residents must report in writing any needed repairs or problems in their apartment as soon as the 'problem' occurs. In the event of emergency repairs (broken pipes, stopped-up toilets or sinks, roof leaks), the resident must notify by telephone the problem to 225-923-2797 within 1 hour of the initial discovery of the occurrence. The Resident must do everything in his power to reduce damage to the unit and his personal property (i.e., attempt to dry the carpet, clean up standing water, and move personal items away from the problem).
2. Residents must report in writing any detection of pests (i.e., roaches, ants, mice) within 24-hours of the initial discovery. The Owner/Management commits to contacting the pest control company with 24-hour of the Residents written notification.
3. **Residents must pay rent no later than the 1<sup>st</sup> day of each month.** Any payments made after 5 p.m. on the 3<sup>rd</sup> day of the month are considered 'late' and the Resident will be assessed a late charge in the amount of 5% of the monthly rent. If the rent is not received by 5 p.m. on the 5<sup>th</sup> day of the month, the Resident will be served with a five-day notice to pay rent or quit. If the rent is not received by 5 p.m. on the 10<sup>th</sup> day of the month, the Owner will file 'Eviction' proceedings. If 'Eviction' proceedings are filed, the Resident will be responsible for all legal fees incurred.

The Owner understands that from time-to-time emergencies may occur which will result in late payment. If the Resident knows he will have a problem paying his rent for the upcoming month, he should speak to the Manager and make payment arrangements before the 1<sup>st</sup> of the month.

4. We are a 'pet friendly' community! Residents are allowed one pet (20-lbs. limitation) per apartment. The Resident agrees to abide by all requirements in the 'Pet Criteria' and 'Pet Agreement' portion of his lease (attached if applicable)  
  
The Resident, Resident's employees, guests, invitees may not bring pets on the property. 'Pet sitting of friends, relatives and others by Residents is not permitted
5. The Resident is not to install anything that projects out of windows or balconies. Nothing is to be placed on the building exterior, i.e., TV antenna, aerials, cables, clothesline, flags etc. No sign, advertisement, or notices shall be painted or affixed upon any part of the exterior of the apartment unit or building of which it is a part. Satellite dish systems may be installed only with prior written approval from landlord.
6. Children are to be supervised at all times. Playing in the streets is forbidden. Children must maintain peace and tranquility throughout the community at all times. **Children under the age of fourteen (14) must not be left alone in the apartment -- ADULT SUPERVISION IS REQUIRED!**
7. Halls and stairways are to be kept clear of all personal property. No entryway, patio, balcony, porch or terrace shall be used for storage, hanging of laundry or in any other way that will be unsightly or offensive to neighbors or management.
8. Residents or their family or guests shall not litter the premises or obstruct sidewalks, doorways or entryways. Congregating in or on the breezeways, and/or stairs is not acceptable. Cigarette butts are to be disposed of properly! The volume of your car stereos and that of visitors must be kept within reason.
9. Proper attire must be worn in the common area at all times.
10. Residents and guests shall regard the comfort and quiet of other residents. Stereo and TV volume will be kept within reason at all times, and particularly after 10:00 P.M. (this includes inside and outside of the apartment).
11. Bird and/or animal feeding in common/community areas are not permitted.
12. The use of extension cord wiring for electrical appliances or fixtures in violation of the Municipal Code is prohibited.
13. Waterbeds are permitted; however, a copy of Lessee's current Renter's Insurance Policy must be provided to the Rental Office prior to installation of such furniture. The Policy must cover the Community for any damage, including ruptures or leaks of the waterbed.
14. In order to prevent overloading of the premises and any damage that might be caused thereby, tenant shall not move, use or keep in the apartment without the written permission of Landlord, or its Agent, any piece of furniture or equipment weighing more than six hundred (600) pounds.
15. The landlord will provide blinds for all apartments. The blinds may not be removed. The Resident must obtain permission in writing to add other wind treatments (i.e. curtains or drapers).

16. Lockouts: Authorized personnel will admit tenants who have been locked out during business hours at no charge. After hours, weekends and holidays there will be a charge of twenty-five dollars (\$25.00) assessed to your account. Picture ID is required. Only leaseholders will be admitted.
17. Management has the right to enter premises and make inspection where deemed necessary, under reasonable notice and reasonable times.
18. Door-to-door soliciting is not permitted without the written consent of Owner/Management. If solicitation is approved the solicitor the Residents will be given notice of such approved solicitation. The will carry a card of or letter of authorization signed by Management, ask for identification. Residents are requested to notify Management when unauthorized solicitors appear in the community.
19. To insure cleanliness and sanitary conditions, all loose garbage or trash is to be wrapped tightly or placed in plastic bags before being put in trash containers. Make sure that your trash is placed inside the containers and that extreme care be used to make sure no hot ashes or charcoal are put in the trash. A twenty-five dollar (\$25.00) fine will be imposed if trash is not placed inside the dumpster.
20. Prudence, as well as local health and safety codes and state insurance regulations make it mandatory that no gasoline or other combustible or flammable materials shall be kept on the premises nor shall any activities be permitted which would increase the rate of fire insurance upon the property. There shall be no cooking in on about the Apartment except in the kitchen. Cooking on a 'barbecue' or similar equipment on balconies or patios is expressly forbidden.
21. Installation of carpet on balconies or patios is prohibited.
22. Boats, trailers, buses, campers or open or large trucks may not be parked on the premises without written consent. If consent is given, Landlord may designate special parking places so that parked vehicles cannot obstruct sidewalks, endanger or impede traffic, interfere with use of lawn equipment or any other occupant's quiet and pleasant enjoyment of their premises or violate fire regulations. Motorcycles: Motorcycle owners must provide flat bases so paving is not harmed. Cycle owners will be charged for any damage to asphalt. Motorbike and motorcycles must be parked in parking areas.
23. All Resident automobiles will display a property parking placard in the windshield.
24. Abandoned vehicles, those which appear to be abandoned, and those which are either functionally inoperable or lacking proper licenses, inspection stickers, etc. will be posted with a seventy two (72) hour notice and towed at the owner's expense.
25. Parking or driving vehicles on lawn areas is prohibited, as is the washing of cars on the premises. Vehicles parked on lawn areas will be towed immediately at owner's expense.
26. Repairs to vehicles are not permitted on the premises including but not limited to changing oil, servicing of engine and/or power train.
27. The Resident agrees to strictly abide by all city, parish, state and federal law. **Any suspicion of criminal behavior or activity (i.e., use or sale of any controlled substances, gang activity, child abuse, domestic violence) will be immediately reported to the Baton Rouge Police Department. Participation in criminal activity is cause for eviction.**
28. Violation of any of these Rules by the Resident, Resident's agents, employees, guests, invitees or any member of the Resident's household may result in termination of the lease.
29. In the event the Resident, Resident's agents, employees, guests, invitees or any member of the Resident's household violates this addendum and such violation results in the assessment of fines, penalties or costs, RESIDENT shall indemnify and hold the OWNER/MANAGEMENT COMPANY harmless.
30. Resident(s) specifically waives the requirement of the five day notice to vacate as set forth in the Revised City Code of the State of Louisiana and under to Code of Civil Procedure as they may amended.

I hereby acknowledge that I have read and understand these rules and regulations and understand that they are considered to be part of my lease.

RESIDENT: \_\_\_\_\_

DATE: \_\_\_\_\_

RESIDENT: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_  
B-G&G INVESTORS, LLC (LANDLORD/OWNER) Authorized Agent