



Century Park Apartments, LLC
P. O. Box: 628, Auburn, AL 36831

RESIDENT RULES AND REGULATIONS

WELCOME! We're glad you're here! Our goal is to maintain our property as the finest residences in OPELIKA. To do this, the following Rules and Regulations have been established to assure and promote the well being of all our residents. Please read the Rules and Regulations carefully and be sure that if you ever have any questions or problems that you contact the property manager at the Century Pak Apartments Leasing office. The office is open Monday - Friday from 8:30 - 11:30 a.m. and 1:00 - 5:00 p.m. Please try to take care of any problems or service needs during these hours. **The office phone is 334-821-1552.**

All residents are expected to conduct their personal activities in a manner which does not infringe upon the rights of any other resident. No resident (or guest) shall make or permit to be made any disturbing noises on the premises, nor shall resident (or guest) do anything that interferes with the rights, comforts and conveniences of other residents. Noise (music or otherwise) shall be maintained at a reasonable level at all times. Although loud music and parties are not permitted at any time, the following hours are considered absolute "quite hours" and must be observed by all residents: Sunday - Thursday 10:00 p.m. - 9:00 a.m. Friday - Saturday Midnight - 9:00 a.m.

Residents are encouraged to work out noise problems by first talking with the resident causing the problem. If he or she does not lower the noise, then please file a noise complaint with the Opelika Police Department. Anytime Management is called to the complex by the Police because of a disturbance, the tenant's parents will be notified at that time, regardless of the time of day or night. How do you know if you're too loud? If your next door neighbor can hear your stereo, TV, or party, you're too loud.

1. **NOTICE:** All requests or complaints shall be made to Century Park Apartments, LLC. Residents shall give immediate notice of any accident, injuries, broken water pipes or damages to the apartment premises. No boundary or ground security is provided by Lessor or his Agent.

2. **COMMON AREAS:** Residents are to assist in keeping the common areas, walkways, grass, and parking areas clean and neat. If cigarette butts, trash, beer cans, etc., have to be picked up by Century Park Apartments, LLC at residents front entrance, the expense of such cleaning will be charged to the residents. If a complex provides a pool, residents are responsible for the cleanliness of this area in regard to those items which residents or guest brings to use around the pool. Residents not adhering to this policy will be charged a fee for clean up. Boisterous conduct and horseplay around the pool area is prohibited. Pool rules are posted in the pool area. The pool area is open to all residents and cannot be reserved for single group use or for parties. **NO LIFE GUARD IS PROVIDED** - Pool hours are set by management. LESSEE and their guest use recreational area at their own risk. Guest must be accompanied by LESSEE at all times.

3. **PARKING:** Parking spaces are at a premium. Therefore, no trailers, boats, or motor homes are allowed to be parked in any of our lots without written permission from management. There are no reserved parking spaces. All vehicles must have the appropriate parking decals to avoid being towed. See Parking & Towing Addendum for permit parking. Spaces are available on a first come, first serve basis. Vehicles should be parked in a reasonable manner. Management reserves the right to enforce parking regulations to accommodate the available space. Abandoned and inoperable vehicles will be towed. Any vehicle that is parked off the pavement, on any grassed area, or that blocks a dumpster or another vehicle is subject to a \$100 fine or towing at the vehicle owner's expense. No motor-vehicles may ever be parked on patios or behind any building. No repair work, including oil changes, or car washing may be done on vehicles in the parking areas or on the premises. All vehicles in the parking lot must be maintained in good repair.

4. **MOTORCYCLES:** Motorcycles, including motorbikes and minibikes, will not be parked inside the dwelling, on walkways, grass or entrance landings to apartments. Parking will be allowed only in the parking lot or other areas specifically provided by management.

5. **GARBAGE:** Dumpsters are located in parking areas. These dumpsters are for the use of our residents only. Please bag all food items and break downs boxes before putting them into the dumpster. Please put all trash into the dumpster, not on the ground around it. Never leave trash by your door or patio. Besides being an eyesore, trash in these areas will attract bugs. Garbage should be bagged and removed from apartment daily. No garbage should

remain outside apartment for any length of time nor inside apartment when resident is away overnight. A minimum \$25.00 fee will be charged against any resident for removal of same.

6. OUTDOOR COOKING/OUTDOOR LIGHTS: Only propane burning grills are permitted. These must be maintained in a neat and clean manner. Charges will be made to residents for grease drippings on concrete and for smoke on ceilings. No cooking allowed on walkways or porches. All cooking must be done in designated yard areas at least 15 feet from the building. Grills or other items left on common walkways will be discarded. Only clear or white standard light bulbs are permitted on the outside of the building. Outside decorative lighting is prohibited.

7. INFLAMMABLES/EXPLOSIVES: Storage of kerosene, gas, butane, other bottled gases, or other inflammable or explosive agencies are prohibited. Kerosene heaters are not allowed to be used on the premises. **CALL 911 IN CASE OF ANY EMERGENCY!**

8. APARTMENT INTERIOR: The hanging of pictures, etc., shall be accomplished by means that are removable without damage and without spots remaining on walls or otherwise. Interior furnishings shall not be moved outside of the unit at any time without written permission by Century Park Apartments, LLC.

9. APPLIANCES: Any appliance that is damaged through negligent use will be charged against the Lessee. Lessor shall not be liable for delay of repairs due to parts that are ordered or back ordered by repair service.

10. WINDOWS AND DOORS: Cleaning interior windows are resident's responsibility. When window coverings are furnished by Lessor they are not to be removed without written permission from Lessor. A charge will be assessed against Lessee's deposit for violation. Sheets, towels and other make shift covering are not permitted. No window painting, signs, posters, or plaques or any other items, except curtains, blinds, or shades are permitted. Cans, bottles, or similar items shall not be replaced on windows or window sills, if they can be seen from the exterior of the unit. Residents are responsible for all broken glass. Damages to exterior or interior doors are residents responsibility. The resident will not paint or place any signs or other advertising matter upon doors, in the windows, hallways, or outside of the building. If window screens are provided, Lessee is responsible for damages to them. Screen doors are not provided by Lessor.

11. MAINTENANCE: Once every quarter, maintenance personnel will conduct a preventative maintenance inspection of your unit which will include checking the smoke detectors and changing you air conditioner filter. They will also check for any dripping faucets or running toilets, which will be repaired at that time. In between inspections, please report any leaking faucets, running toilets, or problems with smoke detectors to the Century Park Apartments LLC office.

12. SALES/SOLICITATIONS: No sales (auction, yard sales or otherwise) are permitted on the premises. Likewise solicitors are not permitted. Notify management immediately of any solicitation on premises or call the Opelika Police.

13. PEST CONTROL: Century Park Apartments LLC contracts for monthly pest control spraying in every apartment unit. This service is not optional and all residents are expected to cooperate with the pest control personnel. They are spraying mainly for roaches, but if you have any other pest problems, please report them to the Century Park Apartments LLC office immediately.

14. DESIGNATED CONDUCT: All residents are expected to respect the right of others. Climbing or sunbathing on the roof is prohibited. **OUTDOOR PARTIES AND/OR KEG PARTIES ARE ABSOLUTELY NOT PERMITTED IN THE APARTMENT OR ON THE PREMISES.** Hosting a large party or keg party is grounds for eviction. The consumption of alcoholic beverages in the common areas is prohibited. Century Park Apartments LLC does not condone or permit the consumption of alcoholic beverages by any person under the legal drinking age. Violations of this policy will be reported to the Opelika Police Department.

15. PROHIBITED PROPERTY ON PREMISES: Pianos, amplifiers, electric guitars or other commercial sound equipment can not be used on the premises. **NO ANIMALS ARE PERMITTED AT ANY PROPERTY** without written consent by Century Park Apartments LLC. Waterbeds are not allowed without proper insurance.

16. GUESTS: Guests are the responsibility of the resident visited, including damages done to the unit and/or premises by any guest.

17. LOCKS/KEYS: Management may retain a master key to each apartment. No tenant(s) shall alter the lock(s) or install different locks on any door. If a key is lost, stolen, or not returned for any reason at the termination of the lease, a charge for replacement of lock and keys will be made against the tenant(s) security deposit. No tenant may duplicate a key and a tenant living in a unit will other individuals on a common lease shall not allow the use of their key by any person not on the lease without the express written permission of all individuals on the lease. The Century Park Apartments LLC office keeps spare keys which may be picked up during office hours if you lock yourself out of your unit. Only registered tenants will be allowed to check out a spare key. Century Park Apartments LLC will not issue a key to anyone not listed on the lease, besides pest control and ordered maintenance. If you lock yourself out of your unit after our working hours, you will need to call (334) 559-0472.

There will be a \$25.00 service fee due in cash at the time you are let into your unit. You must also present a picture ID before you are allowed access into the unit.

18. OCCUPANCY USE: The premises shall be occupied by the Lessee(s) named on this contract ONLY. The premises shall be used as a private residence only and no other person(s) shall occupy the said premises. Nothing may be attached to the building. No signs, flags, or political materials may be displayed from windows. Breeze ways and walkways are common areas and must be kept clear of all personal belongings. Breeze ways will be checked periodically and all items not permitted will be removed and disposed. Doormats are permitted outside front doors, but carpet scraps may not be used for doormats. Non-breakable containers for cigarette butts and ashes are permitted outside your front door (and back door, if applicable). Any resident or guests caught throwing cigarette butts on premises will be fined a minimum of \$25.00 and be expected to clean up what they have done.

19. THE LESSOR RESERVES THE RIGHT: to make and enforce such other rules and regulations as in its judgment may be deemed necessary or advisable from time to time to promote the safety, care and cleanliness, and for the preservation of good order.

20. INCORPORATION OF THESE RULES INTO LEASE: These rules and regulations are referred to in the lease and are thereby incorporated by reference and as an attachment.

Lessee's Signature

Date:

Apartment #