

Community Policies

Welcome to Victor Tulane Gardens

We are pleased that you chose to live with us, and we hope your stay with us will be a long and enjoyable one. We have provided these rules so you will get the maximum enjoyment from our many community amenities. We intend to manage this apartment community in such a way as to afford you and your neighbors a clean, quiet, and pleasant place to live. We appreciate your cooperation.

1. Landlord will not accept cash for any payment. Checks and money orders only will be accepted. Should rental office be closed for any reason, a mail slot is provided for your convenience. Rent received after the 5th of the month will be subject to a \$25.00 late fee. /any returned checks will be subject to a returned check fee.
2. Do not store anything on the porches or sidewalk's such as toys bikes, etc. because this may be deemed unsightly. No goods or material of any kind which are combustible will be placed in the storage area or inside the units. Storages are used at tenant's own ricks.
3. Do not install anything on the roof or other parts of the building or grounds.
4. Use toilets, tubs, drains, washers, and dishwashers only for the purpose for which they were constructed. Please DO not put grease in commode, drain, or on outside grounds.
5. You are required to report leaking faucets or plumbing issues directly to management.
6. Be careful with windows, screens, doors, and locks. Do not force their operation. If you have a problem with either, please contact Management.
7. Place ALL garbage in the garbage container provided to you for your convenience. Please contact Management when you have large items to dispose of DO NOT PLACE them on the streets.
8. Be considerate of your neighbors by keeping the volume of your stereo, television, radio, and voices to a level where it will not disturb them. No loud parties, blaring automobile radios, televisions, stereos, etc. will be permitted at any time. Quiet hours are from 9:00 p.m. – 8:00 a.m. Respect your neighbors!!!
9. You must abide by the posted signs within your community.
10. You are responsible for your visitors whether they are in your apartment or elsewhere on the property.
11. Do not throw anything out of the windows and doors.
12. Do not alter your apartment by changing any partitions, doors, windows, or add any locks.
13. Clothes lines are not permitted on the premises at any time. Do no hang cloths, rugs, linen, or shoes anywhere on the property. NO EXCEPTIONS!!
14. No gardening of any kind such as flowers, vegetables, or plants are allowed on the property.
15. DO NOT paint or wallpaper your walls. DO NOT drill holes or put screws in any of the walls, ceilings, floors, or doors. You may only use picture hangers.
16. Waterbeds will be allowed only after proof of renter's insurance has been provided to Management in the resident's name. This will have to be presented to Management annually.
17. Do not tamper with the sprinkler system, hoses, sprinkler heads, outside faucets, etc.
18. Maintenance request of emergency nature will be handled on a 24-hour basis. All emergency calls are limited to an approved list, which was provided at time of move-in. Emergency requests include no heat with temperature below 50 degrees, toilet stop-up with one (1) toilet,

no refrigeration over the weekend and electrical problems. Air conditioning is only considered an emergency if you have documented medical statement on file with the Management Office. All other emergencies, please call 911.

19. Only patio furniture or live plants are permitted on porches. Barbeque grills are not allowed.
20. Solicitation by you or others is not allowed.
21. White or alabaster blinds must be always installed at all windows. Destroyed or damaged blinds will be removed by the Manager and replaced at the owner's expense.
22. No signs or other objects may be displayed in your windows, doors, or elsewhere on the premises.
23. Water must not be wasted.... Washing vehicles on the property is prohibited.
24. You agree to inspect your smoke detector once a month to determine if it is working properly.
25. No resident, family member or guest shall verbally, physically abuse the Manager or any other employee of MHA at any time. Violation of this policy is grounds for immediate termination of your lease.
26. Bicycles, skateboards, or rollerblades are allowed on the premises; however, you must always remain on the sidewalks.
27. Swimming pools or wading pools are not allowed.
28. No loitering on the property at any time. All unauthorized guests will be trespassed.
29. No distribution of flyers and literature on the property.
30. No selling of merchandise or yard sales allowed on the property.
31. All gatherings on porches of 5 or more at any time.
32. Must be fully and appropriately dressed when conducting business in the Management Office.
33. All complaints must be in writing.
34. Boarders are not allowed.
35. Sub-leasing is not permitted.
36. It is the resident's responsibility to report any change in income or family composition to the Management Office.
37. Pets are not allowed on the property unless in accordance with the Pet Policy.
38. Pest control will take place once a month.
39. Mail and packages will not be accepted for residents.
40. You as a resident agree to abide by all rules posted inside any amenity areas that are provided in the community. Any failure to comply with such posted rules may result in the termination of your lease.

Parking Policy

1. Each unit shall have no more than 2 vehicles on the premises.
2. Vehicles must be parked so as not to obstruct spaces for other vehicles, driveways, or sidewalks.
3. No vehicles should be parking on the curbside or in the middle of parking lots at any time.
4. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by reason of noise, emissions, appearance or otherwise. No repairs or

maintenance of vehicles shall be conducted on the property or common areas. Drainage of automotive fluids on the property is strictly prohibited.

5. Residents agree that the Landlord may tow, without notice or demand, any vehicle in violation of any of the Parking Policy. Should the Landlord tow any vehicle because of a breach of any portion of the Parking Policy, resident agrees to hold Landlord harmless from any liability that arises from the towing away such vehicle owned, possessed, or maintained by Resident, members of Resident's household, or any Resident's guests.

Playground Policy

1. Anyone under the age of 12 years old requires adult supervision.
2. Guest must be accompanied by a resident.
3. No alcoholic beverages are allowed in the playground area.
4. No glass containers allowed in the playground area.
5. No pets allowed in the playground area.
6. Playground hours are from daylight until dusk.
7. Report any damaged equipment to the Management Office.

I have read and understand the above policies and will agree to abide by them. I understand this executed document will be come an addendum to my lease agreement. I have been furnished a copy of this document for my reference. I understand that the policies/rules may be amended from time to time. I also understand that If I am found in violation of any of these policies/rules, my lease is subject to termination.

Resident

Date

Adult Member

Date

MHA Representative

Date